QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 777081 DEEDQC
12/21/2021 08:20:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211221-0168152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

AFFIANT SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF December, 2021.

JENNYLYNN CAREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Oct. 26, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:

JennyLynn Carey, Attorney-at-Law
231 Public Square, Suite 300 Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
KEVIN VAN PHAN and THANH HUYNH, as Co-Trustees of the HUYNH-PHAN LIVING TRUST		162-16-E
(NAME) 1504 Bell Trace Drive	(NAME)	Parcel 60
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN TUAN PHAN AND THANH HUYNH, HEREINAFTER CALLED THE GRANTORS, DO HEREBY TRANSFER AND CONVEY UNTO **KEVIN VAN PHAN and THANH HUYNH, as Co-Trustees of the HUYNH-PHAN LIVING TRUST, dated December 2, 2021, and any amendments thereto** (AND ITS SUCCESSORS AND ITS ASSIGNS), HEREINAFTER CALLED THE GRANTEES OF SAID REVOCABLE LIVING TRUST, A CERTAIN TRACT OR PARECEL IN THE LAND OF **Davidson County**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29 of the Plan of Bell Crest, Section Two, and P.U.D. of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property transferred from JON. H. HALPRIN AND WIFE, MARIA E. HALPRIN husband and wife to KEVIN TUAN PHAN and THANH HUYNH, husband and wife, by deed of record reference number 20140902-0079575, recorded in the Register's office of Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 9700, page 20, said Register's Office, and the restrictive covenants as listed in Book 9408, page 320, Book 9613, page 20, and Book 9892, page 927, said Register's Office

This is improved property, known as 1504 Bell Trace Drive, Antioch, TN 37013

Witness my/our hand(s) this 2nd day of December 20 21.

KEVIN TUAN PHAN

THANH HUYNH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, KEVIN TUAN PHAN and THANH HUYNH whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand at office, this 2nd day of December 20 21.

Notary Public

My commission expires 10/26/24

JENNYLYNN CAREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Oct. 26, 2024