Karen Johnson Davidson County
Batch# 817920 DEEDQC
03/09/2022 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220309-0026690

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Emily Joy Montgomery
Affiant

Subscribed and sworn to before me, this 15 day of February, 2022.

Notary Public

My commission expires: 10/2/2023

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Dillan Vuong	**New Owner**	**134-13-0-024.00**
289 Penfield Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, THUY NGUYEN, married, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto DILLAN VUONG, unmarried, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Kenilworth Estates of record in Book 2900, Page 126, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Thuy Nguyen by Quitclaim Deed from Trinh Dinh Nguyen and wife, Hong Thi Nguyen, dated 7/28/14 of record in Instrument No. 201570731-0068183, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is neither his nor her spouse's and/or dependents' principal residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 289 Penfield Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 15 day of February, 2022.

THUY NGUYEN

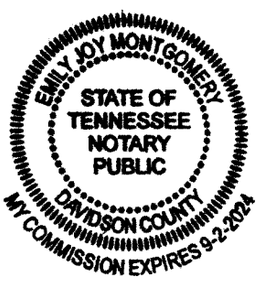
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thuy Nguyen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of February, 2022.

My commission expires: 9-2-24

Emily Joy Montgomery
NOTARY PUBLIC



Certificate of Authenticity

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

2/15/2022.
Date

Jennifer Russell
Affiant Signature

2/16/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of February, 2022.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.