Karen Johnson Davidson County
Batch# 819948 DEEDQC
03/11/2022 08:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220311-0028166

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 US Highway 19 North, Floor 3
Clearwater, Florida 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
John Nguyen and Kristen K. Nguyen
4257 Sweden Drive
Hermitage, TN 37076

Property Tax ID#: 075-06-0-032.00
File #: TN825957

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **JOHN NGUYEN AND KRISTINE K. NGUYEN A/K/A KRISTEN K. NGUYEN, HUSBAND AND WIFE**, as Grantor, hereby convey all rights, titles and interests that we may have in to **JOHN NGUYEN, A MARRIED MAN**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 075-06-0-032.00

Property Address: 4257 Sweden Drive, Hermitage, TN 37076

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

JN 2

Witness our hands this the 25 day of January, 2021.

JOHN NGUYEN

~~KRISTEN K.~~ NGUYEN AKA KRISTEN K. NGUYEN

KKN Kristine

STATE OF TN }

COUNTY OF Davidson }

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JOHN NGUYEN AND ~~KRISTEN K. NGUYEN~~, Kristen cum the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2021. 2 ccm

Notary Public
My Commission expires:

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

JOHN NGUYEN

~~KRISTEN K.~~ NGUYEN

KKN Kristine

Subscribed and sworn to before me this the 25 day of January, 2021. 2 ccm

Notary
My Commission expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

JURAT

State of TN
County of Davidson

Sworn and subscribed before me this 26th Day of January, 2022 by Kristine K. Nguyen.

Notary Public for TN (SEAL)

Document Description:

Quitclaim Deed



TENNESSEE NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On this 26th day of January, 2022, before me personally appeared Kristine K. Nguyen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary's Signature

My Commission Expires: _____

(Seal)



Quitclaim Deed

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRJBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Nguyen and Kristen K. Nguyen, husband and wife from Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed dated 02/04/20 and recorded on 02/07/20 in Instrument #202002070014366 in the Register's Office of Davidson County, Tennessee.

Commonly Known As: 4257 Sweden Drive, Hermitage, TN 37076
Parcel ID: 075-06-0-032.00

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 1/25/2022 *(date of document)*.

Affiant Signature

February 18, 2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 18 day of February 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters