Karen Johnson Davidson County
Batch# 826658 DEEDQC
03/23/2022 09:22:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220323-0033147

BOX #14

G#30995-2

QUITCLAIM DEED

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2022.

Notary Public

My commission expires: Jan. 3, 2023

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tran Thuy Truong and Hung C. Truong and Trina Nguyen	**First Horizon Bank**	**102 03 0 027 00**
614 Galaxie Drive	**165 Madison Avenue**	
Nashville, TN 37209	**Memphis, TN 38103**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Tran Thuy Truong, a single woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Tran Thuy Truong, a single woman, as to an undivided 50% interest (the "Individual Interest"), and Hung C. Truong and Trina Nguyen, husband and wife, as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1046 on the Plan of Charlotte Park, Section 14, of record in Plat Book 3300, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the easterly margin of Comet Drive, which point is the common corner of Lot Nos. 1046 and 1047; thence, southwardly 84.0 feet to a monument; thence, around a curve to the East 39.3 feet to a monument; thence, easterly 104.5 feet; thence, northwardly 142.2 feet to a concrete monument; thence, southwardly 148.9 feet to the point of BEGINNING.

BEING the same property conveyed to Tran Thuy Truong, a single woman, by Warranty Deed dated July 23, 2018, from Kyle Tortorelli and Lauren Tortorelli, husband and wife, of record in Instrument No. 20180725-0072365, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **614 Galaxie Drive, Nashville, TN 37209**.

Witness my/our hand(s) this 21st day of **March, 2022.**

Tran Truong

Tran Thuy Truong

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tran Thuy Truong, a single woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of **March, 2022.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 01-03-2023