This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 859654 DEEDQC
05/20/2022 11:21:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0058840

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Huong Lien Huynh 3241 Grace Crest Point Nashville, TN 37217	New Owner	135-10-0-C-117

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **Qui Van Nguyen, unmarried man,** does hereby quitclaim and by these presents does transfer and convey all of my right, title and interest unto **Huong Lien Huynh, unmarried woman,** her heirs, successors, and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 and the Final Plat of Ransom Park, Section Five of record in Instrument No. 20041118-0138647, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Qui Van Nguyen and wife, Xuan Chau Nguyen by Warranty Deed from Yvonne Williams, unmarried of record in Instrument No. 20121023-0096907 in the Register's Office for Davidson County, Tennessee.

The said Xuan Chau Nguyen having since died on June 25, 2018 thereby vesting title solely in Qui Van Nguyen.

This is improved property is known as 3241 Grace Crest Point, Nashville, TN 37217

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

Witness my hand this 19th day of MAY, 2022

QUI VAN NGUYEN

RICHARD H DO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Qui Van Nguyen with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of MAY, 2022.

Commission expires: 07-09-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 19th day of MAY, 2022.

Notary Public

RICHARD H DO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY