THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 862884 DEEDQC
05/26/2022 09:06:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220526-0061058

Box 14

ADDRESS NEW OWNER AS FOLLOWS:
Hien T. Nguyen
Long Nguyen
2305 Dalebrook Court
Nashville TN 37206

SEND TAX BILLS TO:
1118 Shelton Ave.
Nashville TN 37216

PARCEL ID
83-7-350.00

# QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hien T. Nguyen, unmarried**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Hien T. Nguyen and Long Nguyen as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in 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 31, Eastland Acres, Section 2, as shown on the Plat of Record in Plat od Record in Plat Book 4860, Page 9, in the Register's Office, Davidson County, Tennessee to which Plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Hein T. Nguyen, by Warranty Deed dated October 10, 2011, of record in Instrument No. 20111013-0079792, Register's Office of Davidson County, Tennessee.

Commonly known as: 2305 Dale Brook Court, Nashville TN 37216

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Hien T. Nguyen to vest ownership of the property in Hien T. Nguyen and Long Nguyen as Joint Tenants with Rights of Survivorship,

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 25th day of May 2022

Hien T. Nguyen

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hien T. Nguyen, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 25th day of May 2022

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/6/2024

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

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

Affiant

Subscribed and sworn to before me this 25th day of May 2022

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission Expires: 11/6/2024