BOX #14

#4847-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 880403 DEEDQC
06/29/2022 09:50:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220629-0074924

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2022.

Notary Public

My commission expires: Jan. 3, 2023

(AFFIX SEAL)

KATHERINE GOODSON 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
Hoa Huynh Nguyen, **Trung Van Duong and** **Lan Huynh Duong**	**"New Owners"**	**119 06 0 343 00**
29 B Lutie Street		
Nashville, TN 37210-5241		

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,

Hoa Vu A/K/A Hoa Huynh Nguyen, an unmarried woman

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

Hoa Huynh Nguyen, an unmarried woman,
as to an undivided 50% interest (the "Individual Interest"), and
Trung Van Duong and Lan Huynh Duong, 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. 23 on the Plan of Rosewood Estates, Section Three, as of record in Book 5210, Page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hoa Vu, unmarried, by Warranty Deed dated February 20, 2009, from One Saengsavangsak and wife, Somphet Saengsavangsak, of record in Instrument No. 20090224-0016019, Register's Office for Davidson County, Tennessee.

HOA Vu and Hoa Huynh Nguyen being one and the same person. The said Hoa Vu being her married name, having since divorced, and taken back her maiden name, Hoa Huynh Nguyen.

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: **29 Lutie Street (A & B), Nashville, TN 37211**.

Witness my/our hand(s) this **28th** day of **June, 2022.**

Hoa Vu

Hoa Vu

Hoa huynh nguyen

A/K/A Hoa Huynh Nguyen

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 **Hoa Vu A/K/A Hoa Huynh Nguyen, an unmarried 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 **28th** day of **June, 2022.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 3, 2023