Karen Johnson Davidson County
Batch# 882705 DEEDQC
07/01/2022 08:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220701-0076402

This Instrument is Prepared By:
James W. Cobb, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Ste. 11
Hendersonville, TN 37075
615-649-0049
No title search performed

Address of New Owner	Send Tax Bills To:	Map/Parcel
DAVID T. DUONG and DAVID L. MATTHEWS, TRUSTEES OF THE DUONG-MATTHEWS FAMILY LIVING TRUST 4015 VAILWOOD DRIVE NASHVILLE, TN 37215	**SAME**	**117-13-0-041.00**

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 31st day of May, 2022, by and between **DAVID T. DUONG AND DAVID L. MATTHEWS** (hereinafter "Grantors") and **DAVID T. DUONG AND DAVID L. MATTHEWS as TRUSTEES OF THE DUONG-MATTHEWS FAMILY LIVING TRUST** (hereinafter "Grantees").

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned, Grantors, conveys and quitclaims all their interests and all of their rights, title, and interests, marital or otherwise, to Grantees the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Wallace Subdivision, Part 3, as of record in Book 1130, page 82, Register's Olffice for said County, descrived according to a survey made by Hal R. Swann, Jr. Surveyor, June 23, 1956, as follows:
>
> Beginning in the westerly margin of Vailwood Drive at the corner of lots Nos. 26 and 27; thence with said Drive, southwardly 103.5 feet to the corner of lots Nos. 27 and 28; thence with the line between said two lots, westwardly 201.9 feet; thence northwardly along a broken line 99.6 feet to the corner of lots Nos. 26 and 27; thence with the line between said two lots, eastwardly 198.2 feet to the beginning.

Being the same property conveyed to David T. Duong, and David L. Matthews, both unmarries, as tenants in common with right of survivorship, by Warranty Deed from Hauco, LLC, a Tennessee Limited Liability Company, dated February 23, 2018, of record in Instrument No. 20180301-0019422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4015 Vailwood Drive, Nashville, TN 37215.

The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors, **David T. Duong and David L. Matthews**, has hereunto set his hand on this the 31st day of May 2022.

DAVID T. DUONG (GRANTOR)

DAVID L. MATTHEWS (GRANTOR)

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 **David T. Duong,** the Grantor, 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 at Nashville, Tennessee this 10th day of June 2022.

NOTARY PUBLIC

LESLIE A JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires September 20, 2025

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 **David L. Matthews,** the Grantor, 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 at Nashville, Tennessee this 10th day of June 2022.

NOTARY PUBLIC

LESLIE A JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires September 20, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **DAVID T. DUONG, TRUSTEE OF THE DUONG-MATTHEWS FAMILY LIVING TRUST (GRANTEE)**

Subscribed and sworn to before me this 10th day of June, 2022.

NOTARY PUBLIC

LESLIE A JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires September 20, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Affiant/Grantee: **DAVID L. MATTHEWS, TRUSTEE OF THE DUONG-MATTHEWS FAMILY LIVING TRUST (GRANTEE)**

Subscribed and sworn to before me this 10th day of June, 2022.

NOTARY PUBLIC

LESLIE A JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: September 20, 2025

Tennessee Certification of Electronic Document

I, James W. Cobb, do hereby make oath that I am a licensed attorney and/or 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 5/31/2022 (date of document).

Affiant Signature

6/30/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12-17-24

NOTARY'S SEAL

