Name and Address of New Owner(s):
Anh Quoc Le and Thuy Thi Vi Revocable Living Trust
428 Cedarmont Dr.,
Nashville, TN 37211

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:
Sarah Lile, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 162-13-0-131

Karen Johnson Davidson County
Batch# 903680 DEEDQC
08/15/2022 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220815-0092530

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anh Quoc Le, a married man,** hereinafter called the Grantor(s), convey and quitclaim unto **Anh Quoc Le or Thuy Thi Vi, Trustees, or the successor Trustees, under the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust dated April 19, 2022,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Alena Belfor, an unmarried individual and Stephen Rainey, an unmarried individual, as tenants in common with rights of survivorship, by Warranty Deed from Ernestine B. Waters and Johnny B. Waters Jr., wife and husband, of record in Instrument No. 20151005-0100824 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015. (Value of consideration shown in aforementioned deed $177,000.00.)
>
> Being the same property conveyed to Alena Rainey and Stephen Rainey, wife and husband for their joint lives with the remainder to the survivor of them, by Quitclaim Deed from Alena Belfor n/k/a Alena Rainey and Stephen Rainey, a married couple, of record in Instrument No. 20170919-0096093 Register's Office for Davidson County, Tennessee, dated October 21, 2017 and recorded on September 19, 2017. (Value of consideration shown in aforementioned deed $0.00.)
>
> Being the same property conveyed to Anh Quoc Le, a married man, by Warranty Deed from Alena Rainey and Stephen Rainey, wife and husband, of record in Instrument No. 20220713-0080644 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded on July 13, 2022. (Value or consideration in aforementioned deed $400,000.00.)

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This property is not now, nor has it ever been, the primary residence of the grantor herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 12 day of Aug., 2022.

_____(SEAL)
Anh Quoc Le

STATE OF TN)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Anh Quoc Le** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12 day of August, 2022.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$ 0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
12 day of August, 2022.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

_____
Notary Public
My commission expires: _____

202208150092530

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-12-2022

Affiant Signature

8.12.2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of August 2022.

Notary Signature

My Commission Expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON