Karen Johnson Davidson County
Batch# 918058 DEEDQC
09/16/2022 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220916-0103670

Prepared by:
Gordon Law Group, PLC
105 Westpark Drive, Ste. 350
Brentwood, TN 37027

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Anh Phuong Tra Hoang, AnhDao Tran Hoang, and Long Phi Lam 408 Cedar Forest Drive Nashville, TN 37221	Navigator Lending Solutions 5328 Primrose Lake Circle, Suite A Tampa, FL 33647	128-03-0A-027.00-CO

QUITCLAIM DEED

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **ANH PHUONG TRA HOANG**, a married man, and I, **ANHDAO TRAN HOANG**, a married woman (each a "Grantor" and together the "Grantors"), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **ANH PHUONG TRA HOANG**, a married man, **ANHDAO TRAN HOANG**, a married woman, and **LONG PHI LAM**, a married man, (each a "Grantee" and together the "Grantees"), right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of First Revision of Cedar Forest, of record in Plat Book 6900, Page 383, 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 ANH PHUONG TRA HOANG, a married man, and ANHDAO TRAN HOANG, a married woman, by Warranty deed from ASHISH SHETTY, an unmarried man, in Instrument No. 20210927-0129557 Register's Office for Davidson County, Tennessee dated September 22, 2021 and recorded on September 27, 2021.

This is improved property known as 408 Cedar Forest Drive, Nashville, TN 37221.

This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

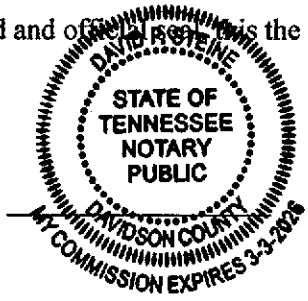
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of August, 2022.

Anh Phuong Tra Hoang
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and official seal, this the 30th day of August, 2022.



NOTARY PUBLIC

My Commission Expires

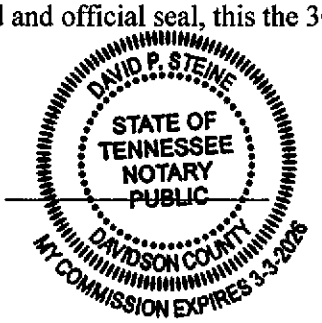
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of August, 2022.

Anhdao Tran Hoang
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anhdao Tran Hoang**, the within named individual, 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, this the 30th day of August, 2022.



NOTARY PUBLIC

My Commission Expires

Certificate of Authenticity

I, Robin Gordon, 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 9/8/2022.

Date

Affiant Signature

9/8/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of Septeb 2, 2022

Notary's Signature

My Commission Expires:

Notary's Seal (if on paper)

DAVID P. STEINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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