QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Sep. 21, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thao Truong, Trustee 14881 Sunncycrest Lane Huntington Beach, CA 92647	Same as New Owner	063 16 0B 110.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Thao P. Truong, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Thao Truong, Trustee of the Thao Truong Trust, Dated September 8, 2022, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 192 on the plan of HAMPTON PARK (FORMERLY CHITWOOD DOWNS, A PUD). of record in Plat Book 6900, Page 550 and 552, as amended in Book 7462, Page 445 and further amended in Book 818 t, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.
>
> Being the same property conveyed to Thao P. Truong by Quitclaim Deed from Dat Lam, dated October 29th, 2021 and recorded November 8, 2021, of record in Instrument No. 20211108-0149142, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1208 Springwood Dr. Old Hickory, Tennessee 37138.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on September 21, 2022.

Karen Johnson Davidson County
Batch# 919587 **DEEDQC**
09/21/2022 10:48:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220921-0104945

Thao P. Truong

STATE OF Tennessee
COUNTY OF Davidson

On this 21 day of September, 2022, before me, the undersigned Notary Public, personally appeared, Thao Truong, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the Thao Truong Trust, Dated September 8, 2022, the within named bargainor, and that she as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Thao Truong Trust, Dated September 8, 2022, by herself as such trustee.

Witness my hand and official seal, this 21 day of September, 2022.

Notary Public
My Commission Expires: 9/8/25

