Karen Johnson Davidson County
Batch# 924675 DEEDQC
10/03/2022 12:22:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221003-0108820

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

| Address of Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Phuoc Vinh Phan<br>4303B Dale Avenue<br>Nashville, TN 37204 | Same | 147-6-9.00 |

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged The Quy Nguyen ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Phuoc Vinh Phan and Tinh Tam Thi Phan, ("Grantees"), as tenants in common with all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County, TN, BEING Lot No. 155 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58 & 59, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Tuy Dinh Phan and wife, The Quy Nguyen by Warranty Deed from Clyde M. Cook and wife, Mary L. Cook, dated July 11, 1994, of record in Book 9406, page 243, Register's Office for Davidson County, Tennessee. Tuy Dinh Phan is deceased.
>
> This conveyance is subject to any and all existing restrictions and easement of records.
>
> This is improved property identified as 223 Garrett Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, The Quy Nguyen has executed this Quitclaim Deed as of the 28 day of September, 2022.

The Quy Nguyen

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public of this County, The Quy Nguyen, the within named 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 this 28th day of September, 2022.

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-14-2023

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

The Quy Nguyen

Sworn and subscribed to before me this 28th day of September, 2022.

Notary Public

My Commission Expires: 6-14-2023

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON