Karen Johnson Davidson County
Batch# 932915 DEEDQC
10/24/2022 08:57:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221024-0115094

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 19th day of October, 2022* *Notary Public* *My commission expires: 6/9/24*

BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner: The Nguyen Trust Quyen T. Nguyen and Hanh Thi Diem Doan, Trustees 1375 Greenstone Lane Nashville, TN 37221	
Send Tax Bills To: Same	
Street Address of Subject Property: 612 Harding Place Nashville, TN 37211	**Map and Parcel:** 14701019400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **QUYEN T. NGUYEN AND WIFE, HANH THI DOAN,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE NGUYEN TRUST, QUYEN T. NGUYEN AND HANH THI DIEM DOAN, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "**GRANTEES,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Caldwell Hall, Section II, of record in Book 2900, Page 96, said Register's Office, described as follows:

Said Lot No. 270 fronts 80 feet on the northerly side of Harding Place and extends back 174.8 feet on the easterly line and 172.8 feet on the westerly line to a dead line in the rear measuring 80 feet theron.

Being the same property conveyed to Quyen T. Nguyen and wife, Hanh Thi Doan, from Viola Cherry, Mary Myrtle Biggs, Lester H. Biggs, Shelby H. Boardman, and Jo Ann Biggs, by Deed dated May 7, 2014, Instrument Number 20140513-0041019, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 19th day of October, 2022.

QUYEN T. NGUYEN

HANH THI DOAN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **QUYEN T. NGUYEN AND HANH THI DOAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC