Karen Johnson Davidson County
Batch# 937787 DEEDQC
11/03/2022 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221103-0118825

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kathy Quynh Nguyen 4021 Darlene Drive Antioch, TN 37013	New Owner	162 02 0 151.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Dung Nguyen, an unmarried woman and Quynh Nhu T. Nguyen nka Kathy Quynh Nguyen, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Kathy Quynh Nguyen, an unmarried woman,** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Being Lot No. 152 on the Plan of Colewood Acres, Section II, of record in Book 3700, Page 135, Registers Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the Westerly side of Darlene Drive and runs back 207 feet on the Southerly line and 195.4 feet on the Northerly line, to a line in the rear and measures 75.89 feet thereon.

Being the same property conveyed to Dung Nguyen and Quynh Nhu T. Nguyen by Special Warranty Deed from The Bank of New Your Mellon Trust Company National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee, of record in Instrument No. 20110830-0067047 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 30, 2011.

Commonly known as: 4021 Darlene Drive, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
3rd day of November, 2022.

Affiant

My commission expires: 5/9/26 (Affix Seal)

Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of November, 2022.

Dung Nguyen

Quynh Nhu T. Nguyen nka
Kathy Quynh Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dung Nguyen and Quynh Nhu T. Nguyen nka Kathy Quynh Nguyen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3rd day of November, 2022.

Notary Public

My Commission Expires: 5/9/26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 3, 2022 (date of document).

Affiant Signature

November 3, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023