AFTER RECORDING RETURN TO:
Old Republic Title PMac
530 South Main Street
Akron, OH 44311
File No. 01-22047313-02C

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 3 170.00 R 0

Karen Johnson Davidson County
Batch# 941730 DEEDQC
11/16/2022 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221116-0121845

QUITCLAIM DEED

THIS DEED made and entered into on this 4th day of Nov, 2022, by and between **ANH PHUONG TRAN HOANG and HA THI NGUYEN, a married couple, as tenants by the entirety,** residing at 388 Annex Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **ANH PHUONG TRAN HOANG and HA THI NGUYEN, a married couple** and **BEN PETTY and KELLEY NGUYEN, a married couple, all as joint tenants with right of survivorship,** residing at 388 Annex Avenue, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 388 Annex Avenue, Nashville, TN 37209

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/09/2020 under Instrument Number: Instrument Number: 20200605-0058027 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ANH PHUONG TRAN HOANG
ANH PHUONG TRAN HOANG

HA THI NGUYEN
HA THI NGUYEN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, ANH PHUONG TRAN HOANG and HA THI NGUYEN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in 4, this ___ day of November, 2022.

Kimberly L. Chambers
Notary Public

My Commission expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires
January 25, 2023

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Kimberly L. Chambers

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 4 day of November, 2022.

Notary Public
My Commission Expires: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires January 25, 2023

Name and address for person(s) responsible for taxes:

ANH PHUONG TRAN HOANG and HA THI NGUYEN
BEN PETTY and KELLEY NGUYEN
388 Annex Avenue
Nashville, TN 37209

Name and address of property owner:

ANH PHUONG TRAN HOANG and HA THI NGUYEN
BEN PETTY and KELLEY NGUYEN
388 Annex Avenue
Nashville, TN 37209

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1204 ON THE PLAN OF CHARLOTTE PARK, SECTION 21, AS OF RECORD IN BOOK 3700, PAGES 10 AND 11, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 1204 FRONTS 80 FEET ON THE NORTHERLY SIDE OF ANNEX AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINE, 156 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 66.10 FEET THEREON.

PARCEL ID NUMBER: 3 170.00 R 0

PROPERTY COMMONLY KNOWN AS: 388 ANNEX AVENUE, NASHVILLE, TN 37209

Certificate of Authenticity

I, Patti Miller, do hereby make oath that I am a licensed Attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Patti Miller

State of Ohio

County of Summit

I, Kelly S. Reed, a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature, Patti Miller, I have witnessed.

Notary's Signature

Commission Expires: 05·18·25



KELLY S REED
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025