This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Ave.
Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 943105 DEEDQC
11/21/2022 08:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221121-0122883

This instrument was prepared from information supplied by the parties. Momentum Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00. T.C.A. § 67-4-409(a)(4).

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this the ____ day of August 2022.

Notary Public My Commission Expires
My Commission Expires: January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sen T. Do Kim Lan Nguyen Danny Nguyen 520 Landau Dr. Nashville, TN 37209	New Owner	102 03 0C 001.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Sen T. Do, unmarried**, (Grantor) do hereby quitclaim unto **Sen T. Do, unmarried, Kim Lan Nguyen, unmarried, and Danny Nguyen, unmarried**, (Grantees) **as joint tenants with rights of survivorship**, all my interest in the following property located in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 520 Landau Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 520 Landau Drive, a Horizontal Property Regime, of record in Instrument Number 20191230-0134581, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sen T. Do, an unmarried woman, by Warranty Deed New Day Homes, LLC, a Tennessee Limited Liability Company, dated November 4, 2020 and recorded November 6, 2020, as Instrument No. 20201106-0130670, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, dated November 22, 2019, and recorded on November 26, 2019 as Instrument No. 20191126-0122147, Register's Office for Davidson County, Tennessee.

This is improved property also known as: 520 Landau Dr., Nashville, TN 37209.

It is the express intent of the parties to vest this property in the Grantees as joint tenants, each with a right of survivorship to the interests of the other tenants.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said interest is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used herein is drawn from the Grantor's vesting deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____day of August 2022.

GRANTOR:

Sen T. Do

U.S. Consulate General
Ho Chi Minh City
Socialist Republic of Vietnam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sen T. Do**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 AUG 2022 day of August 2022.

EMMA BROWNING
Vice Consul
U.S. Consulate General
Ho Chi Minh City, Vietnam

Notary Public
My Commission expires: INDEFINITE

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-16-22.

Kathy Smith — 11-16-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 16, 2022.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY