# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 948706 **DEEDQC**
12/07/2022 09:24:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221207-0127474

L-CC-22-4960

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 20 22

Briana Gage
Notary Public

MY COMMISSION EXPIRES: 1/8/2024
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow
2012 21st Ave S
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Cindy Thi Parker** | **Cindy Thi Parker** | |
| (NAME) | (NAME) | **162-07-0-090.00** |
| **4960 Shihmen Drive** | **4960 Shihmen Drive** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Antioch, TN 37013** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,**ROY D. PARKER, JR AND PHAN THI NGUYEN ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CINDY THI PARKER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Antioch Park, Section 3 of record in Plat Book 4460, Page 25, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Roy D. Parker and Phan Thi Nguyen, both unmarried by deed dated April 28, 2004 from Ricardo Colazo and wife, Maria Sanchez, recorded May 5, 2004, in Instrument No. 20040505-0051197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Parker of record in _____, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4960 Shihmen Drive, Antioch, Tennessee 37013**.

**CINDY THI PARKER**
**IS ONE AND THE SAME AS**
**PHAN THI NGUYEN**

Witness my/our hand(s) this the 23 day of November, 2022.

Roy D. Parker, JR
Roy D. Parker, Jr.

Cindy Thi Parker
Phan Thi Nguyen, ALSO known as Phan Thi Nguyen

State of TN

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY D. PARKER, JR., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

State of TN

County of Davidson

also known (and executed) as CINDY THI PARKER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHAN THI NGUYEN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**

**Rudy Title and Escrow**
**2012 21st Ave S**
**Nashville, TN 37212**