QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 964595 DEEDQC
01/26/2023 10:38:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230126-0005945

G-SRN-22-

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 24th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND TENNESSEE NOTARY PUBLIC My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nhi Kim Huynh	**NEW OWNER**	
(NAME)	(NAME)	**141-06-0D-025.00CO**
3051 Harpeth Springs Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **NHI KIM HUYNH AND KELVIN TRAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NHI KIM HUYNH, MARRIED** 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 Unit No. 25 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nhi Kim Huynh and Kelvin Tran by Warranty Deed from Xavier J. White and wife, Jonnae White of record in Instrument No. 20220707-0078604, Register's Office for Davidson County, Tennessee.

Kelvin Tran is conveying all rights and marital interest to said property to Nhi Kim Huynh.

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: **3051 Harpeth Springs Dr, Nashville, Tennessee 37221-2340**.

Witness my/our hand(s) this the 24 day of January, 2023.

Kelvin Tran

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELVIN TRAN, the within named bargainor, 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 the 24th of January, 2023.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212