Name and Address of New Owner:
Bebe Le and Vui Le
7429 Riverland Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126-16-0A-630.00

Karen Johnson Davidson County
Batch# 966067 DEEDQC
01/31/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007210

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kiet Van Bui and Hien Huynh husband and wife and Vui Le a married man,** "the Grantor," convey and quitclaim any interest they have unto **Bebe Le and Vui Le a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

HERINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN DAVIDSON, COUNTY TENNEESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 385 on the Plan of Fianl Plat Riverwalk, Phase 4C as shown on plat of record in Instrument No. 20060328-003502, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being all of the same property conveyed to Timothy R. Petittm and Rita Petitt, husband and wife, by Warranty Deed from Sasidhar V. Dhurjati, a married man dated June 10, 2016 and recorded June 17, 2016 as Instrument No. 201 606170062044, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kiet Van Bui and Hien Huyn husband and wife and Vui Le, a married man by Warranty Deed dated July 23, 2018 of record in Instrument No. 20180725-0072352, Register's Office for Davidson County, Tennessee.

This property is also known as 7429 Riverbend Drive Nashville, TN 37221

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the ~~24th~~ 31st day of Januray, 2023.

_____(SEAL)
Kiet Van Bui

_____(SEAL)
Hien Huynh

_____(SEAL)
Vui Le

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Kiet Van Bui, Hien Huynh and Vui Le**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this ~~24th~~ 31st day of January, 2023.

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

_____
Notary Public
My commission expires: 3/3/26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st ~~24th~~ day of January, 2023.

_____
Notary Public
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 1/31/23 (date of document).

Regina Sullo
Affiant Signature

1/31/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of January, 2023.

Notary's Signature

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

MY COMMISSION EXPIRES: 3/3/26