Karen Johnson Davidson County
Batch# 968792 DEEDQC
02/08/2023 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230208-0009198

THIS INSTRUMENT PREPARED BY:
Ryan W. Pratt
SoBro Law Group, PLLC
101 Lea Avenue
Nashville, Tennessee 37210

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 26 day of January 2023

Notary Public

My Commission Expires: 9-8-25

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.:**
Lena Anh Do 271 Largo Drive Nashville, Tennessee 37211	SAME	134 13 0 229.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Leon Le,** (Grantor) does hereby quitclaim to **Lena Anh Do** (Grantee) the following described land and property situated in Davidson County, Tennessee, to wit:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot Number 353, on the Plan of Hillbrook Subdivision, Section 6, as shown by plat of record in Plat Booke 4175, Page 7, Register's office for Davidson County, Tennessee, to which plat reference is herby made for a more complete legal description.

Being the same property conveyed to Leon Le by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as

successor to JP Morgan Chase Bank N.A. as Trustee, Instrument Number 20110712-0053159, Register's Office for Davidson County, Tennessee.

Commonly known as: **271 Largo Drive, Nashville, Tennessee 37211.**

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 26th day of January 2023.

GRANTOR:

Leon Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Ryan W. Pratt, a Notary Public in and for the County in this State, hereby certify that Leon Le, whose name is signed to the foregoing document, and who is known to me, appeared by means of an interactive two-way audio and video communication that meets the online notarization requirements under rules promulgated by the secretary of state pursuant to the Online Notary Public Act, and acknowledged before me on this day that, being informed of the contents of the document, he executed the same voluntarily on the day the same bears date.

Witness my hand, at office, this _____ day of January 2023.

Notary Public

My commission expires: 05/07/2024

RYAN WESLEY PRATT
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
May 07, 2024

Certificate of Authenticity

I, Ryan Platt ("Affiant"), 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 1-26-23 (date).

Affiant Signature

2-8-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 8 day of February 2023

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal

