Name and Address of New Owner:
Hoang Kim Nguyen and Danny Allen Duong
280 Largo Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 977177 DEEDQC
03/06/2023 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0015855

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

Map & Parcel No: 134-13 223

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, **Hoang Kim Nguyen** "the Grantor," convey and quitclaim any interest they have unto **Hoang Kim Nguyen, unmarried and Danny Allen Duong, unmarried as Joint Tenants with Right of Survivorship,** "the Grantee," the following described real estate in County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Hillbrook Subdivision, Section 6, recorded in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dat Van Duong and wife, Hoang Kim Nguyen by Warranty Deed from Tommy H. Lee and wife, So Mui Lee, recorded on March 4, 1988, and of record in Book 7484, Page 419, Register's Office for Davidson County, Tennessee.

The said Dat Van Duong has since died on August 13, 2008, leaving the subject property vested in Hoang Kim Nguyen as surviving tenant by the entirety.

This is improved property known as 280 Largo Drive, Nashville, TN 37211.

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 DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 3rd day of March, 2023.

Hoang Kim Nguyen (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Hoang Kim Nguyen, 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 3rd day of March, 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.

Regina Sullo
(Affiant)

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary Public
My commission expires: 3/3/26

File # 2023-5598

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 3/3/23 (date of document).

Regina Sullo
Affiant Signature

3/6/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of March, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

