Karen Johnson Davidson County
Batch# 984860 DEEDQC
03/27/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230327-0022191

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
J. Eric Hennessee
P.O. Box 330793
Murfreesboro, TN 37133-0793

File No.: 23-104S

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Trung Duong and Lan Duong And Kimberly Duong 5744 Cedar Ash Crossing Antioch TN 37013	Same	Tax Map(s): 164-13-0-055.00 Parcel ID(s):

THIS INDENTURE made this 27th day of March 2023 between Trung Duong and Lan Duong, First Party, and Trung Duong and Lan Duong And Kimberly Duong, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to me in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

The following described real property located in the Nineth (9th) Civil District of Cannon County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of First Revision of Asheford Crossing, Section Two of record in Plat Book 9700, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Further conveyed to Trung Duong and Lan Duong by Warranty Deed dated June 3, 2022, and filed for record in Instrument No. 20220614-0067539, said Register's Office.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 27th day of March 2023

Trung Duong

Lan Duong

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 27th day of March 2023, before me personally appeared Trung Duong and Lan Duong, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal this 27th day of March 2023

Notary Public
My Commission Expires: _____

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp March 8, 2025
COUNTY OF CANNON

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 27th day of March 2023

Notary Public

My Commission Expires: _____

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp March 8, 2025
COUNTY OF CANNON

Tennessee Certification of Electronic Document

I, Eileen Smith, 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 3/27/23 (date of document).

Eileen Smith
Affiant Signature

3/27/23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

AMY GENTRY
TENNESSEE NOTARY PUBLIC
My Comm Exp March 8, 2025
COUNTY OF CANNON