Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 987848 DEEDQC 04/03/2023 02:03:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230403-0024059	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 3rd day of April, 2023. Notary Public My commission expires: 10/21/2024 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Truyen Huynh	**New Owner**	**128-10-0-252.00**
105 Belle Glen Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TRUYEN HUYNH, unmarried, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto TRUYEN HUYNH, unmarried, and TRI VAN HUYNH and wife, DIEP THI HONG NGUYEN, tenants in common with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of First Revision of Meade Vue Subdivision, of record in Plat Book 9700, Page 58, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Truyen Huynh by Warranty Deed from Ralph M. Hopfensperger and wife, Susan M. Hopfensperger, dated 8/13/19 of record in Instrument No. 20190814-0080870, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

This is **improved** property known as: **7817 Dan Kestner Ct, Nashville, TN 37221**

WITNESS my/our hand(s) this 31st day of March, 2023.

Truyen Huynh

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Truyen Huynh**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2023.

Notary Public

My Commission Expires: 4/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/31/2023 (date of document).

Jennifer Russell
Affiant Signature

4/3/2023
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

