THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0. Jennifer Russell

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.

Karen Johnson Davidson County
Batch# 987848 DEEDQC
04/03/2023 02:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230403-0024060

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Truyen Huynh	**New Owner**	**142150B01400CO**
105 Belle Glen Dr.		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Truyen Huynh, single man,** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Truyen Huynh, single man, and Tri Van Huynh and wife, Diep Thi Hong Nguyen, as tenants in common with rights of survivorship,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Second Amendment Belle Wood Glen Subdivision, of record in Plat Book 6900, Page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Truyen Huynh, single man, by Warranty Deed from Loc Nguyen, unmarried man, dated December 20, 2022 and recorded December 21, 2022, of record as Instrument No. 20221221-0131798, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **105 Belle Glen Dr., 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: 7/7/25

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

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

