Name and Address of New Owner:
Thuy T. Tran and Thi Thu Hang Tran
500 Paragon Mills Road
Apt G2
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 998841 DEEDQC
05/02/2023 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230502-0032519

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

Map & Parcel No: 133 11 0A 042.00

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, **Thuy T. Tran, a married woman, and Connie Tran, an unmarried woman,** "the Grantor," convey and quitclaim any interest they have unto **Thuy T. Tran, a married woman, and Thi Thu Hang Tran,** Married **woman, joint tenants with rights 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 lying and being in the County of Davidson, State of Tennessee, Unit Number G-2, of Canterbury Hall Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, as established under Master Deed of record in Book 5440, Page 255, and as amended by Amendment of Master Deed of record in Book 5441, Page 819 and amendment to Bylaws recorded in Book 5865, Page 101, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium of record in Book 5200, Page 159, of record in said Register's Office, to which plan reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Thuy T. Tran, a married woman and Connie Tran, an unmarried woman, as joint tenants with rights of survivorship by QuitClaim Deed from Thuy T. Tran, a married woman, recorded on April 8, 2020 and of record in Instrument No. 20200408-0036842, Register's Office for Davidson County, Tennessee.

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 28th day of April, 2023

_____ (SEAL)
Thuy T. Tran

_____ (SEAL)
Connie Tran

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Thuy T. Tran, 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 28th day of April 2023.

_____
Notary Public
My commission expires: 5-9-2026

MARY E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Connie Tran, 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 28th day of April, 2023.

_____
Notary Public
My commission expires: 5-9-26

MARY E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

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.

_____
(Affiant)

Sworn to and subscribed before me this 28th day of April, 2023.

_____
Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File # 2023-5598-?

202305020032519

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 4/28/2023 (date of document).

Regina Sullo
Affiant Signature

5/2/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



202305020032519