Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Ste 130B Nashville, TN 37211 Karen Johnson Davidson County Batch# 1005846 DEEDQC 05/22/2023 10:46:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20230522-0038281	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 22nd day of May, 2023. Notary Public My commission expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Dao Nguyen **Jenevi Nguyen** **Tammy Yen Nguyen**	**New Owner**	**09508022700**
142 gallatin Pk S. Madison TN 37115	142 gallatin Pk S Madison, TN 37115	

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, Dao Nguyen and Jenevi Nguyen, husband and wife , " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto Dao Nguyen and Jenevi Nguyen, husband and wife and Tammy Yen Nguyen, married woman , "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 the Reserve Parcel as shown on the plan of Resubdivision of Lot No. 2, Sharpe Subdivision, a plat of which is of record in Book 5800, Page 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Dao Nguyen and Jenevi Nguyen, husband and wife by Warranty Deed as recorded on the 5 day of May, 2023 in Instrument No. 20230505-0033430, in the 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.

For recital purposes, the above-described property is improved property known as **0 Graylynn Dr., Nashville TN 37214.**

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.

WITNESS my/our hand(s) this 4th day of May, 2023.

Dao Nguyen

Jenevi Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dao Nguyen and Jenevi Nguyen, 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 and official seal at office this 4th day of May, 2023.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

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 5/4/23.
Date

Jennifer Russell
Affiant Signature

5/22/23
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22nd day of May, 2023.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.