This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1012231 DEEDQC
06/07/2023 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230607-0043144

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Rachel Tran, Michael Nguyen, Melanie Tran 14 Micawber Court Brentwood, TN 37027	NEW OWNER	172 01 0A 010.00

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, **Rachel Tran, a married woman** "the Grantor," conveys and quitclaims unto **Rachel Tran and Michael Nguyen, wife and husband, and Melanie Tran, an unmarried woman, as tenants in common with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plat of Copperfield, as of record in Plat Book 6900, pages 555 through 559, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

PARCEL ID: 172 01 0A 010.00

Being the same property conveyed to Rachel Tran, a married woman, by Warranty Deed from Annette T. Hendrix, a widow, dated May 18, 2023, and recorded on May 24, 2023, as Instrument No. 2023-0524-0038961, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 26 day of May, 2023.

Rachel Tran (SEAL)

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Rachel Tran, the within named Grantor, 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 26th day of May, 2023.

Notary Public
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Mary Katherine Willis
(Affiant)

Notary Public My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202306070043144

Certificate of Authenticity

I, Joshua A. Terry, 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 May 26, 2023.

Affiant Signature – Joshua A. Terry

June 7, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on June 7, 2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 28, 2026
COUNTY OF WILLIAMSON