Karen Johnson Davidson County
Batch# 1019969 DEEDQC
06/28/2023 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230628-0049224

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Thi My Dung Tran, Thi Suong Tran, Thi My Kim Tran, and Thi Phuong Thanh Tran 2956 Glenway Drive Nashville, TN 37221	New owner(s)	142-16-0C-057.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hoang Hiep Nguyen, a married person**, by these presents does hereby quitclaim and convey unto, **Thi My Dung Tran, a married person**, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Final Plat of Devon Glen, Phase II of record in Plat Book 7900, Page 562, as amended in Book 10458, Page 852 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Lamar Shuff, Jr., a single man by Warranty deed from David B. Hollis and Katie M. Hollis, husband and wife of record in Instrument No. 20201027-0124369, Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on October 27, 2020.

Being the same property conveyed to Thi My Dung Tran, Thi Suong Tran, Thi My Kim Tran, and Thi Phuong Thanh Tran by Warranty Deed from Ronald Lamar Shuff, Jr., unmarried of record in Instrument No. 202306280049222 **, Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on** _____**.**

Being also known as 2956 Glenway Drive, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 23rd day of JUNE, 2023.

Affiant

Carmen Coats
Notary Public

My commission expires:
(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC

**Hoang Hiep Nguyen, spouse of Thi My Dung Tran, executes this instrument for the purpose of conveying any right, claim, or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.*

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 23rd day of June, 2023.

Hoang Hiep Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hoang Hiep Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of June, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 27, 2023 (date of document).

Affiant Signature

June 27, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023