Karen Johnson Davidson County
Batch# 1025821 DEEDQC
07/13/2023 10:56:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230713-0053724

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY DAVIDSON)

The actual consideration for this transfer is $10.00.

Justin Gilbert
Affiant

Subscribed and sworn to before me, this 5th day of July 2023.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Kim Phung Thi Pham Long Thanh Pham 6529 Thunderbird Drive Nashville, TN 37209	Kim Phung Thi Pham Long Thanh Pham 6529 Thunderbird Drive Nashville, TN 37209	Map: 102-03 Parcel: 146.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Thuan Thi Do does hereby quitclaim, transfer and convey unto Kim Phung Thi Pham and Long Thanh Pham, as joint tenants with right of survivorship, all of her right, title and interest in the following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1301 on the Plan of Charlotte Park, Section 20, of record in Book 3600, page 90, Register's Office for said County. Said Lot No. 1301 fronts 80 feet on the southeasterly side of Thunderbird Drive and extends back 150.1 feet on the northeasterly line and 150 feet on the southwesterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Tu V. Pham and wife, Thuan Thi Do, from Kimberly Jean Cannon Ryan and husband, Jonathan Patrick Ryan, by Warranty Deed dated August 31, 1999, and recorded on September 3, 1999, in Book 11650, Pages 681-683, Register's Office for

Davidson County, Tennessee. After having taken title as tenants by the entirety, upon the death of Tu V. Pham on May 14, 2023, Thuan Thi Do became the sole owner in fee simple.

Property address: 6529 Thunderbird Drive, Nashville, TN 37209

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

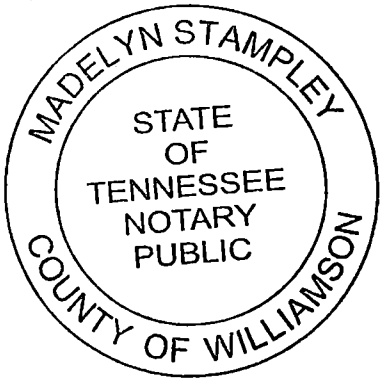
Witness my hand this 5th day of July 2023.

Thuan Thi Do, Grantor Thuan DO

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, Thuan Thi Do, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office July 5, 2023.



Madelyn Stampley
Madelyn Stampley, Notary Public
My commission expires: 10/26/2026