This Instrument Prepared by & Return to:
Providence Title LLC
25 Century Blvd Ste 402
Nashville TN 37214

Karen Johnson Davidson County
Batch# 1028386 DEEDQC
07/19/2023 12:56:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230719-0055612

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tien Tay Tran and wife, Amy N Nguyen** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Tien Tay Tran and wife, Amy N Nguyen, Huy Nhat Tran and Hung Ahn Tran, as tenants in common with rights of survivorship** (Grantees), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No 115 on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office, for said County, to which reference is made for a more complete description.

Being the same property conveyed to Grantors by Warranty Deed dated April 21, 1989 at Book 7824, Page 300 in Said Register's office, Tennessee.

Being the same property conveyed to Tien Tay Tran and Nhung My Nguyen by Warranty Deed dated April 21, 1989 at Book 7824, Page 300 in said Register's Office, Tennessee. Nhung My Nguyen is now known as Amy N Nguyen by Order of Name Change in the Probate Court for Davidson County, Tennessee at Docket No 06P-728

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of **July, 2023.**

Tien Tay Tran

Amy N Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Tien Tay Tran and Amy N Nguyen**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**6608 Cabot Dr Nash, TN 37209**
TAX PARCEL NO.:	**102 07 0 035.00**
PROPERTY OWNER:	**Tien Tay Tran and wife, Nhung My Nguyen, et. al.**
OWNER'S ADDRESS:	6608 Cabot Dr. Nashville, TN 37209
MAIL TAX BILLS TO:	**owners at owners address**

Certificate of Authenticity

I, Holly A Mason, 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 7/18/23.

Affiant Signature

7/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of July, 2023.

Notary's Signature

(Notary Seal)

ALAN M. COHEN
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26