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
20230719-0055613

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, **Amy N Nguyen and Hung Ahn Tran** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Amy N Nguyen, Hung Ahn Tran, and Huy Nhat 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:

Being Lot No 132 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's Office for said County.

Said Lot 132 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.97 feet on each side to a line in the rear on which it measures 75.83 feet.

Being the same property conveyed to Amy N Nguyen and Hung Ahn Tran by Quit Claim Deed dated November 12, 2008 at Instrument No 20081114-0112602 in said Register's Office, Tennessee.

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 17 day of **July, 2023.**

Amy N Nguyen Hung Ahn Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amy N Nguyen and Hung Ahn Tran**, 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 17 day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES ON 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF SHELBY

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 17 day of **July, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY ADDRESS:	**6621 Cabot Dr, Nash, TN 37209**
TAX PARCEL NO.:	**102 07 0 022.00**
PROPERTY OWNER:	**Amy N Nguyen and Hung Ahn Tran, et. al.**
OWNER'S ADDRESS:	6621 Cabot Dr. Nashville, TN 37209
MAIL TAX BILLS TO:	**owner 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