Name and Address of New Owner(s):
Anh Quoc Le
428 Cedarmont Dr.,
Nashville, TN 37211

Send Tax Bills To:
New Owner(s)

Karen Johnson Davidson County
Batch# 1036829 DEEDQC
08/10/2023 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230810-0062064

This Instrument Prepared By:
Steven Disser, Esq.
Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 162-13-0-131

QUITCLAIM DEED

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, **Anh Quoc Le and Thuy Thi Vi, Trustees, the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust dated April 19, 2022,** hereinafter called the Grantor(s), convey and quitclaim unto **Anh Quoc Le, a married man,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, Page 45, 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 Alena Belfor, an unmarried individual and Stephen Rainey, an unmarried individual, as tenants in common with rights of survivorship, by Warranty Deed from Ernestine B. Waters and Johnny B. Waters Jr., wife and husband, of record in Instrument No. 20151005-0100824 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015. (Value of consideration shown in aforementioned deed $177,000.00.)

Being the same property conveyed to Alena Rainey and Stephen Rainey, wife and husband for their joint lives with the remainder to the survivor of them, by Quitclaim Deed from Alena Belfor n/k/a Alena Rainey and Stephen Rainey, a married couple, of record in Instrument No. 20170919-0096093 Register's Office for Davidson County, Tennessee, dated October 21, 2017 and recorded on September 19, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anh Quoc Le, a married man, by Warranty Deed from Alena Rainey and Stephen Rainey, wife and husband, of record in Instrument No. 20220713-0080644 Register's Office for Davidson County, Tennessee, dated July 8, 2022 and recorded on July 13, 2022. (Value or consideration in aforementioned deed $400,000.00.)

Being the same property conveyed to Anh Quoc Le or Thuy Thi Vi, Trustees, or the successor Trustees, under the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust dated April 19, 2022, by Warranty Deed from Anh Quoc Le, a married man, of record in Instrument No. 20220815-0092530, Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022. (Value or consideration in aforementioned deed $0.00.)

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

This property is not now, nor has it ever been, the primary residence of the grantor 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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 10 day of August, 2023.

The Anh Quoc Le and Thuy Thi Vi Revocable Living Trust, dated April 19, 2022

_____(SEAL)
Anh Quoc Le, Trustee

_____(SEAL)
Thuy Thi Vi, Trustee

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Anh Quoc Le and Thuy Thi Vi, Trustees of the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust, dated April 19, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust by themselves as Trustees.

WITNESS my hand and official seal this 10 day of August, 2023.



Notary Public
My commission expires: 5-9-26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10 day of August, 2023.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-10-23 .

Affiant Signature

8-10-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of August, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON