QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1038851 DEEDQC
08/16/2023 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230816-0063791

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 16th, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-26

CATHERINE DEBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Linda Nguyen and Lynn Nguyen 6329 Mt. View Road Antioch, TN 37013	Same as new owner	150-120-A 36CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that LINDA NGUYEN, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto LINDA NGUYEN and LYNN NGUYEN, as joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 711 on the Final Plan of Phase IV. Somerset, a Planned Unit Development of record in Plat Book 7900. pages 978 and 979, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Linda Nguyen by Warranty Deed from Kenneth J. Willoughby and Pamela R. Willoughby dated October 26, 2009, and recorded October 30, 2009, of record in Instrument No. 20091030-0100408, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 6329 Mt. View Road, Antioch, TN 37013.

WITNESS my hand on August 16th, 2023.

Linda Nguyen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On August 16th, 2023, before me personally appeared LINDA NGUYEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 16th, 2023.

CATHERINE DEBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

NOTARY PUBLIC

My Commission Expires: 9-7-26

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on 8/16/23.

John Cobb Rochford

8/16/23

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 8/16/23.

Brooke Sobo

My commission expires: 9/8/25

