Karen Johnson Davidson County
Batch# 1046562 DEEDQC
09/06/2023 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230906-0069794

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 18 day of Aug, 2023.

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Thi Thu Hang Tran
500 Paragon Mills Rd Apt G2
Nashville TN 37211

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 133110A04200CO

QUITCLAIM DEED

23NT00732

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Thuy T. Tran, married woman and Thi Thu Hang Tran, a married woman

By these presents do remise, release and **QUITCLAIM** unto

Thi Thu Hang Tran, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land lying and being in the County of Davidson, State of Tennessee, Unit Number G-2, of Canterbury Hall Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, as established under Master Deed of record in Book 5440, Page 255, and as amended by Amendment of Master Deed of record in Book 5441, Page 819 and amendment to Bylaws recorded in Book 5865, Page 101, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium of record in Book 5240, Page 159; of record in said Register's Office, to which plan reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Thuy T. Tran, a married woman, and Thi Thu Hang Tran, married woman, joint tenants with rights of survivorship from Thuy T. Tran, a married woman, and Connie Tran, an unmarried woman, by Quitclaim Deed dated 04/28/2023 and recorded 05/05/2023 in Instrument No. 20230502-0032519, Register's Office of said County.

Being the same property conveyed to Thuy T. Tran, a married woman and Connie Tran, an unmarried woman, as joint tenants with rights of survivorship by Quitclaim Deed from Thuy T, Tran, a married woman, dated 03/16/2020 and recorded on April 8, 2020 and of record in Instrument No. 20200408-0036842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thuy T. Tran, a married woman from Crystal A. Frye, by Warranty Deed dated 03/16/2020 and recorded 03/18/2020 in Instrument No. 20200318-0029929, Register's Office of said County.

This is an improved property commonly known as: 500 Paragon Mills Rd Apt G2, Nashville, TN 37211-3734

Wherever 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 our hands this 18 day of August, 2023.

Thuy T Tran

State of Tennessee
County of Davidson

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thuy T Tran,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of August, 2023

Notary Public

My Commission expires: 3/3/2025

Thi Thu Hang Tran

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thi Thu Hang Tran,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18 day of August, 2023

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 8/18/23 (date of document).

Affiant Signature

9/1/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025