Karen Johnson Davidson County
Batch# 1048075 DEEDQC
09/11/2023 08 27 04 AM 2 pgs
Fees $12 00 Taxes $0 00
20230911-0070816

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 7th day of September, 2023* *Notary Public* *My commission expires: 6/9/24*

BRITTNEY R MULVANEY · STATE OF TENNESSEE · NOTARY PUBLIC · WILLIAMSON COUNTY · My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
The Hong Nguyen Family Trust
Hong Thi Nguyen, Trustee
412 Luna Court
Franklin, TN 37064

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
205 Joann Court Nashville, TN 37211	162 06 0 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **HONG NGUYEN, AN UNMARRIED WOMEN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE HONG NGUYEN FAMILY TRUST, HONG THI NGUYEN, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 87 on the Plan of Section Two, Fair Oaks, as of record in Plat Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 73.00 feet on the Southernly margin of Joann Court, and runs back 135.48 feet on the East sideline, and 129.80 feet on the West sideline, and measures 82.78 feet across the rear lot line.

Being the same property conveyed to Hong Nguyen, an unmarried woman, from Gabriel Cocuyo Martinez, by Deed dated August 11, 2023, Instrument Number 20230814-0062965, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 7th day of September, 2023.

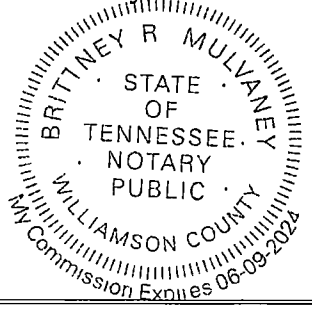
Hong Nguyen

HONG NGUYEN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **HONG NGUYEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC