Karen Johnson Davidson County
Batch# 1064135 DEEDQC
10/24/2023 08 57 59 AM 3 pgs
Fees: $17 00 Taxes $0 00
20231024-0083128

THIS INSTRUMENT
Jonathan S Faught, A
5110 Maryland Way,
Brentwood, TN 37027

Address of Owner	Send Tax Bills To	Map-Parcel No
The Quy Nguyen 223 Garrett Drive Nashville, TN 37211	Same	147-6-9.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged Phuoc Vinh Phan and Tinh Tam Thi Phan, ("Grantors") as tenants in common, hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto The Quy Nguyen ("Grantee"), and her successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, TN, BEING Lot No 155 on the Plan of Caldwell Hall, Section 1, Revised, of record in Book 2900, pages 57, 58 & 59, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Phuoc Vinh Phan and Tinh Tam Thi Phan by Quitclaim Deed from The Quy Nguyen , dated September 28, 2022, of record in Instrument 20221003-0108820, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records

This is improved property identified as 223 Garrett Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, Phuoc Vinh Phan and Tinh Tam Thi Phan have executed this Quitclaim Deed as of the 19th day of October, 2023.

Phuoc Vinh Phan

Tinh Tam Thi Phan

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Phuoc Vinh Phan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 19th day of October, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of this County, Tinh Tam Thi Phan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS MY HAND, and official seal this 19th day of October, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires. 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated

Phuoc Vinh Phan

Sworn and subscribed to before me this 19 day of October, 2023

Notary Public

My Commission Expires: 6-27-2027

JONATHAN FAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON