Karen Johnson Davidson County
Batch# 1068542 DEEDQC
11/03/2023 03:23:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231103-0086376

This Instrument Prepared By:
Chris Sloan, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
H. Tran Investments, LLC Tien Tay Tran, Amy N. Nguyen and Hung Ahn Tran 6608 Cabot Drive Nashville, TN 37209	H. Tran Investments, LLC 4105A Loan Oak Road Nashville, TN 37215
Map & Parcel No.: 102 07 0 035.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Huy Nhat Tran** ("Grantor") does hereby quitclaim and convey unto **H. Tran Investments, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 6608 Cabot Drive, Nashville, TN 37209.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of October, 2023.

Huy Nhat Tran

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office on this the 24th day of October, 2023.

Notary Public

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

My Commission Expires:
7-7-2025

4875-3556-4420

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2023.

NOTARY PUBLIC

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

My Commission Expires:

7-7-2025

4875-3556-4420

Exhibit A

Land in Davidson County, Tennessee, being Lot No 115 on the Plan of Charlotte Park, Section 26, of record in Book 3700, Page 91, Register's Office, for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tien Tay Tran and wife, Amy N Nguyen, Huy Nhat Tran and Hung Ahn Tran, as tenants in common with rights of survivorship, by deed from Tien Tay Tran and wife, Amy N. Nguyen, of record as Instrument No. 20230719-0055712, Register's Office for Davidson County, Tennessee.

Pursuant to this conveyance property now being vested as Tien Tay Tran and wife, Amy N Nguyen, H. Tran Investments, LLC, a Tennessee limited liability company and Hung Ahn Tran, as tenants in common.

Tennessee Certification of Electronic Document

I, John A. Gupton, 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 October 24, 2023 (date of document).

John A. Gupton
Affiant Signature

October 24, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025