Karen Johnson Davidson County
Batch# 1068543 DEEDQC
11/03/2023 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231103-0086377

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<br>Amy N. Nguyen<br>Hung Ahn Tran<br>6621 Cabot Drive<br>Nashville, TN 37209 | H. Tran Investments, LLC<br>4105A Loan Oak Road<br>Nashville, TN 37215 |
| *Map & Parcel No.:*<br>102 07 0 022.00 | |

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 6621 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.]



4862-7674-8932

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.

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

Notary Public

My Commission Expires:
7-7-2025



4862-7674-8932

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

My Commission Expires:

7-7-2025

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



4862-7674-8932

## Exhibit A

Being Lot No 132 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot 132 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.97 feet on each side to a line in the rear on which it measures 75.83 feet.

Being the same property conveyed to Amy N. Nguyen, Hung Ahn Tran, and Huy Nhat Tran, as tenants in common with rights of survivorship, by deed from Amy N. Nguyen, of record as Instrument No. 20230719-0055613, Register's Office for Davidson County, Tennessee.

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

