Karen Johnson Davidson County
Batch# 1078013 DEEDQC
12/04/2023 12:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231204-0093347

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 1st day of December, 2023.

Notary Public

My commission expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bao Nguyen	**New Owner**	**147-02-0-094.00**
555 Harding Place		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/we Jack Phan,** GRANTOR(S)", by these presents, does hereby quitclaim and convey **Bao Nguyen and wife, Khanh Nguyen** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 408, on the Plan of Section II, Caldwell Hall, of record in Book 2900, Page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Bao Nguyen and Jack Phan, tenants in common, by Warranty Deed from Janie Jarrett, unmarried, dated July 22, 2022, of record as Instrument No. 20220725-0084513, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **555 Harding Place, Nashville, TN 37211**

WITNESS my/our hand(s) this 30 day of November, 2023.

Jack Phan

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Jack Phan,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2023.

Notary Public

My Commission Expires: 3/3/26

202312040093347

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/30/23 (date of document).

Jennifer Russell
Affiant Signature

12/4/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of December 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

