Karen Johnson
Batch # 1079955
12/08/2023 08:49:41 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231208-0094796

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, wh
transfer is $-0-.

Affiant

Sworn to and subscribed before me this 4th day of December, 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 Loan and Jenny Lam Trust
Loan X. Lam and Jenny N. Lam, Trustees
6825 Sunnywood Dr
Nashville, TN 37211

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel**:
476 Paragon Mills Rd Nashville, TN 37211	13311006700

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, **LOAN LAM AND JENNY N. LAM, HUSBAND AND WIFE,** hereinafter called **"GRANTORS,"** hereby convey and quitclaim unto **THE LOAN AND JENNY LAM TRUST, LOAN X. LAM AND JENNY N. LAM, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, 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. 4, on the Plan of Valley View Meadows, Section One, of record in Book 3500, Page 69, 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 Loan Lam and Jenny N. Lam, husband and wife, from Thanh Tran, married, by Deed dated December 16, 2021, Instrument Number 20211221-0168775, 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 4th day of December, 2023.

LOAN LAM

JENNY N. LAM

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **LOAN LAM AND JENNY N. LAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

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

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

NOTARY PUBLIC