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

Davidson County
DEEDQC
2 pgs

20231208-0094797

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, 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:**
3823 Creekside Drive Nashville, TN 37211	148-10-0-126

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 XUAN LAM AND JENNY NGUYEN 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 101 on the map of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's office of said County.

Said Lot No. 101 fronts 75 feet on the East side of Creekside Drive and runs back between lines 251.32 feet on the North line and 230 feet on the South line to a dead line on which it measures 115 feet.

Being the same property conveyed to Loan Xuan Lam and Jenny Nguyen Lam, husband and wife, from Paul E. Neely, by Deed dated June 16, 2022, Instrument Number 20220623-0071656, 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.

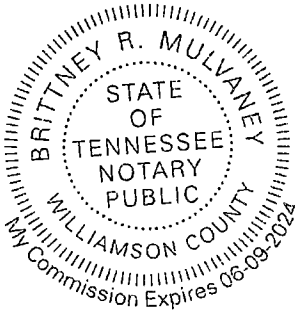
LOAN XUAN LAM

JENNY NGUYEN LAM

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **LOAN XUAN LAM AND JENNY NGUYEN 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.



NOTARY PUBLIC