Karen Johnson
Batch # 1079955
12/08/2023 08:49:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231208-0094798

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, whichever is greater, for this 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: 4818 Sunlight Drive Nashville, TN 37211	**Map and Parcel**: 134-13-0-163.00-000

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 X. 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. 226 on the Plan of Kenilworth Estates, Section IV, as of record in Book 3300, Pages 34, 35, 36, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said Lot No. 226 fronts 70 feet on the southerly side of Sunlight Drive, and extends back 144.9 feet on the easterly line and 145.9 feet on the westerly line, to a dead line, in the rear on which it measures 70 feet.

Being the same property conveyed to Loan X. Lam and Jenny Nguyen Lam, husband and wife, from Mohannad Alshaiman, and unmarried man, by Deed dated March 19, 2021, Instrument Number 20210325-0039176, 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.

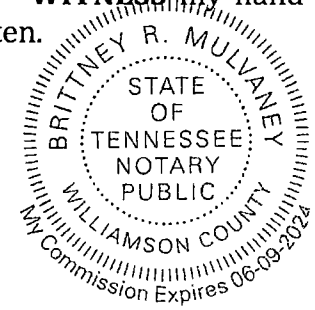
LOAN X. LAM

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 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