Karen Johnson
Batch # 1080352
12/11/2023 08:13:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231211-0095090

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:**
4820 Linbar Drive Nashville, TN 37211	13413015900

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:

LAND in Davidson County, Tennessee, being Lot no. 244 on the Plan of Kenilworth Estates, Section Four, of record in Book 3300, pages 34, 35, and 36, Register's Office for said County.

SAID Lot No. 244, which is a corner lot, fronts 71.0 feet on the easterly margin of Linbar Drive and fronts 76.0 feet on the northerly margin of Eisenhower Drive, said frontage being joined by a curve having a length of 31.4 feet, and extends back 98.4 feet on the northerly line and 100.0 feet on the easterly line to a point of intersection.

Being the same property conveyed to Loan Xuan Lam and Jenny Nguyen Lam, husband and wife, from Rogelio Najera Castro, unmarried man, by Deed dated August 28, 2020, Instrument Number 20200902-0099853, 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.

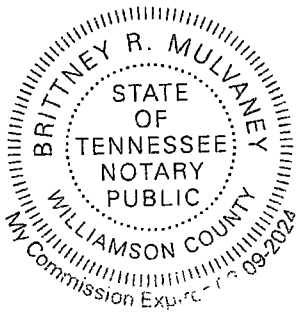
LOAN XUAN LAM

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