Karen Johnson
Batch # 1080352
12/11/2023 08:13:17 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20231211-0095091

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, whic 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**:
6825 Sunnywood Drive Nashville, TN 37211	181-01-0A-046.00 CO

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 N. LAM (F/K/A THANH THI NGUYEN), 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 149, on the PLAN OF SUGAR VALLEY, SECTION ONE, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 9700, Pages 709-711, in the Register's Office, Davidson

County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Loan Xuan Lam and Thanh Thi Nguyen (N/K/A Jenny N. Lam), husband and wife, from Gloria Brewster Heable, married, by Deed dated August 30, 2006, Instrument Number 20060901-0108710, 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 N. LAM (F/K/A THANH THI NGUYEN)

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 N. sLAM,** 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