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

Davidson County
DEEDQC
2 pgs

20231211-0095092

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:	**Map and Parcel:**
100 Shihmen Court Antioch, TN 37013	162-07-0-044.00

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 the 5th Civil District of Davidson County, Tennessee, being Lot No. 218 on the Plan of Antioch Park, Section 2, of record in Plat Book 3842, Page 240, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Loan Xuan Lam and Jenny Nguyen Lam, husband and wife, from Farzeen Salmani and wife, Khathereh Salmani, by Deed dated March 18, 2021, Instrument Number 20210323-0038498, 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.

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

NOTARY PUBLIC