Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1087822 DEEDQC
01/03/2024 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000495

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration, or value, whichever is greater, for this transfer is $__0__.

YEN · H - TRUONG
Affiant

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 19th day of December, 2023.

Notary Public
My commission expires: 1/17/2027

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Yen T. Truong | Owner | 108-04-A/113.00 CO |
| 1188 Fitzpatrick Rd. | | |
| Nashville, TN 37214 | | |

## QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Hiep B. Tran and wife, Yen T. Truong,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest to **Yen T. Truong** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Lot 60, on the Plan of the Villages of Larchwood, Phase II, Section IV-A, as shown by plat of record in Instrument No. 20000928-0096098 in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Hiep B. Tran and wife, Yen T. Truong, by Warranty Deed dated May 12, 2008, from Crissonya A. Burns and husband James G. Phillips, Sr. of record May 15, 2008 in Instrument No. 20080515-0050200, Register's Office for Davidson County, Tennessee.

This is improved property located at 1188 Fitzpatrick Rd., Nashville, TN 37214.

Witness my/our hands this 19th day of December 2023.

**Hiep B. Tran**

**Yen T. Truong**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hiep B. Tran and Yen T. Truong,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 19th day of December 2023.

KIMBRA STAWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 01/17/2027

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Certificate of Authenticity

I, Kinkra Spann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/19/2023.

Date

Affiant Signature

01/03/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of January, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY