QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the GRANTORS, and without the benefit of a title search.

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Elizabeth Dang
Affiant

Subscribed and sworn to me on Jan 25, 2024

NOTARY PUBLIC

My Commission Expires: 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee
Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Dang, Elizabeth Dang, Jessica Dang & Jennifer Dang 9983 Bloomsbury Ave. Cordova, TN 38016	Same as New Address	Map 161 07 Parcel 98

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that David Dang, Elizabeth Dang, Jessica Dang and Jennifer Dang as joint tenants with right of survivorship, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Elizabeth Dang a 30% interest, David Dang a 26% interest, Jessica Dang a 22% interest, and Jennifer Dang, a 22% interest, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County Tennessee, Being Lot No. 20 on the Plan of McMurray Wood Addition, Section One, of record in Book 4675, Pages 6-7, said Register's Office for said County. For a more complete description reference to said plan is hereby made.
>
> Being the same property conveyed to David Dang, Elizabeth Dang, Jessica Dang, and Jennifer Dang as Joint Tenants with Right of Survivorship by Quitclaim Deed from *The Estate of Huu Phat Dang*, dated August 18th, 2023 and recorded November 6th, 2023, of record in Instrument No. 20231106-0086607, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5123 Amalie Drive, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson
Batch # 1095043
01/26/2024 03:05:10 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240126-0005595

WITNESS my hand on Jan 02, 2024

David Dang

STATE OF Tennessee

COUNTY OF Shelby

On Jan 2, 2024, before me personally appeared **David Dang**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 2 January, 2024.

ZIRA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-16-2026

NOTARY PUBLIC

My Commission Expires: 8/16/2026

WITNESS my hand on JAN 26, 2024

Elizabeth Dang

STATE OF TN

COUNTY OF Davidson

On Jan 26, 2024, before me personally appeared **Elizabeth Dang**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 01/26/, 2024

NOTARY PUBLIC

My Commission Expires: 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

WITNESS my hand on Jan 3, 2024

Jessica Dang

STATE OF TN

COUNTY OF Davidson

On Jan 03, 2024 before me personally appeared **Jessica Dang**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03 01, 2024

NOTARY PUBLIC

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03/09/2027

WITNESS my hand on Jan 03, 2024

Jennifer Dang

STATE OF TN

COUNTY OF Davidson

On Jan 03, 2024 before me personally appeared **Jennifer Dang**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03 01, 2024

NOTARY PUBLIC

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 03/09/2027