Karen Johnson
Batch # 1111454
03/15/2024 09:50:44 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240315-0017974

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Notary Public: _____

My Commission Expires:

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
Commission Expires 02-17-2027

ADDRESS OF NEW OWNER:
Thi T. Hoang
1731 Fenway Loop
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP/PARCEL:
163-07-0-B-012.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **THI A. NGUYEN,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **THI T. HOANG**, (hereinafter referred to as "**GRANTEE**") her successors and assigns, in and to the following described tract of land:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 12, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Ridgeview 2, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20220525-0060929, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Thi A. Nguyen, a married woman and Thi T. Hoang, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed dated November 30, 2023, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20231204-0093059, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1731 Fenway Loop, Antioch, TN 37013.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 12th day of March, 2024.

THI A. NGUYEN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **THI A. NGUYEN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee this 12th day of March, 2024.

Notary Public

My Commission Expires:

