RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1112825 DEEDQC
03/19/2024 02:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240319-0018985

QUITCLAIM DEED

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2024

NOTARY PUBLIC

My commission expires: September 28, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Ngoc Nguyen et al. 1004 Morning Court Antioch, TN 37013	Same as Address of New Owner	182-01-0A-063-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Jack Ngoc Nguyen, a married man, and Lynn Nguyen, a married woman,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jack Ngoc Nguyen and Maribel Onofre Avilez, husband and wife, and Lynn Nguyen, a married woman,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase One, Section Two, Sunset Hills, of record in Instrument #20071220-0146323, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack Ngoc Nguyen, a married man, and Lynn Nguyen, a married woman, by Warranty Deed from William Chandler Cockcroft and Heather Nicole Ray, both unmarried as tenants in common, dated 06/15/2023, recorded 06/21/2023 in Instrument No. 20230621-0047033, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND, this 19th day of March, 2024

Grantor

Jack Ngoc Nguyen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Jack Ngoc Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of March, 2024

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

WITNESS MY HAND, this 19th day of March, 2024

Grantor

Lynn Nguyen

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Lynn Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 19th day of March, 2024

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 19, 24 (date of document).

Jennifer L. Pennell

March 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

