Karen Johnson Davidson County
Batch# 1118983 DEEDQC
04/04/2024 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240404-0023874

This Instrument Prepared By:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:
Mike V. Dang
Yenny H. Dang
447 Whitley Way
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Same As New Owner

MAP/PARCEL
086 16 080.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **T&Y Properties, LLC,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Mike V. Dang and Yenny H. Dang, husband and wife,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

> Land in Davidson County, Tennessee, being all of Lot Number 72, Section 5, Valley Grove, of record in Plat Book 5200, Page 582, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to T&Y Properties, LLC, by Quitclaim Deed dated November 21, 2018 and recorded on November 27, 2018 in Instrument Number 20181127-0115627, Register's Office for Davidson County, Tennessee.

This is improved property located at **4269 Valley Grove Drive, Hermitage, TN 37076.**

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 27th day of March, 2024.

T&Y Properties, LLC

Mike V. Dang, Sole Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Mike V. Dang, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Sole Member of T&Y Properties, LLC, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of T&Y Properties, LLC.

WITNESS my hand and official seal this 27th day of March, 2024.

NOTARY

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 1/28/26

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, TONYA THOMAS, 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 3/27/2024 (date of document).

Tonya Thomas
Affiant Signature

4-4-24
Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me this 4th day of APRIL, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1/28/26

NOTARY'S SEAL

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY