Karen Johnson Davidson County
Batch# 1119012 DEEDQC
04/04/2024 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240404-0023915

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Tuan Ngo, Trustee, Affiant

Subscribed and sworn to before me, this 3rd day of April, 2024.

Notary Public
My Commission Expires: _____

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 3 2027

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Tuan Ngo and/or Lan Nguyen, Trustees 105 Drayton Downs Gallatin, Tennessee 37066	SAME	090 15 0 082.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tuan Ngo and wife, Lan Nguyen,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Tuan Ngo and/or Lan Nguyen, Trustees of the Tuan Ngo & Lan Nguyen Living Trust, established by the Revocable Trust Agreement of Tuan Ngo and Lan Nguyen dated October 10, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 3rd day of April, 2024.

Tuan Ngo

Lan Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tuan Ngo and Lan Nguyen, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 2024.

My Commission Expires: _____

DONALD G. PESLIS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1134 on the Map of Charlotte Park Subdivision, Section 15. as of record in Book 3300, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1134 fronts 76.1 feet on the northwesterly side of Annex Avenue and runs back between lines. 150 .1 feet on the northeasterly side and 151.2 feet on the southwesterly side to a line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Tuan Ngo and wife, Lan Bich Nguyen by deed from William C. Hatcher and wife, Whitney Anne Wallace, of record in Instrument No. 20201201-0139257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the current and subsequent years.
- All matters shown on the Plan of record in Plat Book 3300, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3406, Page 142 and Book 9732, page 396, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Lan Nguyen and Lan Bich Nguyen are one and the same person.

This is improved property known as 435 Annex Ave, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 4/3/24.

4/4/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

