Karen Johnson Davidson County
Batch# 1119012 DEEDQC
04/04/2024 11:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240404-0023916

THIS INSTRUMENT PREPARED BY:

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

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

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: _____

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	133 11 0A 041.00CO

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.

Notary Public

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

EXHIBIT A

Legal Description

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

Being Unit No. G-1 of Canterbury Hall condominiums, a horizontal property regime established by master deed of record in book 5440, page 255, and subsequently amended in book 5441, page 819, and as shown on the plan of said condominium of record in book 5200, page 159, all in the Register's office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tuan Ngo and wife, Lan Bich Nguyen by deed from James Keith Kephart, of record as in Instrument No. 20210311-0032351, Register's Office for Daivdson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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

This is improved property known as 500 Paragon Mills Road, G1, Nashville, TN 37211.

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)

