Karen Johnson Davidson County
Batch# 1122846 DEEDQC
04/15/2024 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026723

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

WG-QCD-24-413-621

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trieu Lu Dang and Mai Thao Thi Ngo, husband and wife	**Same as new owner**	
(NAME) **413 American Rd,**	(NAME)	**10204006400**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRIEU LU DANG,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TRIEU LU DANG AND MAI THAO THI NGO, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING LOT NO. 2 ON THE PLAN OF CHARLOTTE PARK, SECTION I, AS OF RECORD IN BOOK 2663, PAGE 6

SAID LOT NO.2, WHICH IS A CORNER LOT, FRONTS 105.0 FEET ON THE WESTERLY MARGIN OF AMERICAN ROAD AND FRONTS 121.0 FEET ON THE NORTHERLY MARGIN OF PREMIER DRIVE, SAID FRONTAGES BIENG JOINED BY A CURVE HAVING A LENGTH OF 39.3 FEET, AND EXTENDS BACK 114.2 FEET ON THE WESTERLY LINE AND 100.0 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

Being the same property conveyed to Trieu Lu Dang from Ba Thi Lu by Quitclaim Deed of record in Instrument Number 20210111-0004670 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **413 American Rd, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 15th day of April, 2024.

Trieu Lu Dang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRIEU LU DANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of April, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp: September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **4/15/2024** (date of document).

Affiant Signature

Date **4/15/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **15** day of **April**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027