# QUITCLAIM DEED

Karen Johnson
Batch # 1131757
05/07/2024 09:49:16 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240507-0033389

*Reserved for Register of Deeds*

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant / Grantee

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2024.

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

This document was prepared by: Bill F. Hyde, BPR #035709
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Arrington, Tennessee 37014
615.509.4434
Bill@HLLaw.net

| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel Information:** |
|---|---|---|
| Nhien Van Nguyen<br>4301 Winton Drive<br>Antioch, Tennessee 37013 | Nhien Van Nguyen<br>4301 Winton Drive<br>Antioch, Tennessee 37013 | 163-02-0-011.00 |

*This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.*

For and in consideration of Ten Dollars and No Cents ($10.00) paid by the hereinafter named Grantees and for other good and valuable consideration, the receipt all of which is hereby acknowledged, NHIEN VAN NGUYEN, a married man, hereinafter called the Grantors, do hereby grant, transfer, remise, release, and forever quitclaim and convey unto THUCNHU BAO NGUYEN, a married woman, and VIET THAI NGUYEN, a married man, as Tenants in Common, hereinafter called the Grantees, their successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Hickory Highland Place, Phase Three, of record in Plat Book 9700, Page 798, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to NHIEN VAN NGUYEN, a married man, from JERRY BUTLER BUILDERS, LLC, by Warranty Deed dated October 30th, 2003 and recorded on November 5th, 2003, with Instrument Number 20031105-0162082, appearing of record with the Davidson County Register of Deeds Office, State of Tennessee.

NVN TKL

This conveyance is made subject to all limitations, restrictions, encumbrances, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property known as 4301 Winton Drive, Antioch, Tennessee 37013.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose, make this conveyance to Grantees.

IN WITNESS WHEREOF, I set my hand on this the 10th day of April, 2024.

**Grantor** – NHIEN VAN NGUYEN

**Grantor** – THI KIM LA

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named NHIEN VAN NGUYEN and THI KIM LA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposed therein contained.

WITNESS my hand and official seal in Nashville (city), Tennessee (state), this the 10th day of April, 2024.

Notary Public

My Commission Expires: 3-3-2025

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Affix Notary Seal