QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1147234 DEEDQC
06/14/2024 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044608

STATE OF TENNESSEE
COUNTY OF PUTNAM

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF June, 2024.

Carla Nicolle Burrow
Notary Public

MY COMMISSION EXPIRES: 2-23-28

(AFFIX SEAL)

CARLA NICOLLE BURROW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William D. Birdwell, Attorney, 457 E. Broad Street, Cookeville, TN 38501.
The preparers of this instrument make no warranties as to title, ownership, the existence of liens or encumbrances, tax liabilities, zoning ordinances, boundary lines or any other representations relative to the property described herein.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diep Van Do	Diep Van Do	090-08-0-114.00
(NAME)	(NAME)	
1095 W. Cemetery Rd.	1095 W. Cemetery Rd.	
(ADDRESS)	(ADDRESS)	
Cookeville, TN 38506	Cookeville, TN 38506	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Minh Van Nguyen, HEREINAFTER CALLED THE GRANTOR, HEREBY QUITCLAIM UNTO **DIEP VAN DO**, HEREINAFTER CALLED THE GRANTEE, ALL OF MY INTERESTS IN THE FOLLOWING LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS:

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of a subdivision of Lots 34, 35, 36, 37 and 38 of a Subdivision of Lots 41 and 43, West Nashville Annex, as of record in Book 547, page 40, Register's Office for said County.

SAID Lot No. 9 fronts 50.0 feet on the southwesterly side of Frisco Avenue and extends back between parallel lines along the southeasterly margin of a 15.0 ft. alley, 107.6 feet to a 10 foot alley in the rear.

BEING the same property conveyed to Edward Mills, III and wife, Harriet Marie Mills by deed from Associated Brokers, Inc., of record in Book 4516, page 937, Register's Office for Davidson County, Tennessee.

The previous and last conveyance being a Warranty Deed from Edward Mills, III et ux Harriet Marie Mills, dated July 26, 1986 and recorded the 29th day of July, 1986 at 1:24 p.m. in Book 6932, Page 449, Register's Office Davidson County, Tennessee. See also Affidavit of Heirship registered on October 26, 2021 in #20211026-0143934, Register's Office Davidson County, Tennessee.

unimproved ☐
This is improved ☐ property, known as 6403 Frisco Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this 31st day of May, 2024

(Print name)
Minh Nguyen

State of OREGON
County of WASHINGTON

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named MINH VAN NGUYEN, the within grantors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of MAY, 2024.

NOTARY PUBLIC

My commission expires:
FEB 26, 2027

OFFICIAL STAMP
JOSEPH CONWAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1034246
MY COMMISSION EXPIRES FEBRUARY 26, 2027

True Copy Certification

I, **William D. Birdwell,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document rendered 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 May 31, 2024 (date of document).

William D. Birdwell

June 14, 2024
Date

STATE OF TENNESSEE
COUNTY OF PUTNAM

Sworn to and subscribed before me this 14th day of June, 2024.

Carla Nicolle Burrow
Notary Public
My commission expires: 2-23-28

CARLA NICOLLE BURROW
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY