Karen Johnson
Batch # 1166313
08/05/2024 10:00:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240805-0059253

This Instrument Prepared By LEDBETTER TITLE COMPANY, LLC
Post Office Box 715, Cookeville, Tennessee 38503-0715

QUITCLAIM DEED

OWNER:
Nga T. Bach
Address: 503 Spring Hill Dr. Smyrna, TN 37167

SEND TAX BILLS TO:

Same as owner

This Instrument made and entered into on this the 2nd day of July, 2024, by and between ***Hue Vo****, First Party; and ***Nga T. Bach***, Second Party:

WITNESSETH:

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 of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, her heirs and assigns, all her right, title and interest in and to the hereinafter described real property located in the Fifth Civil District of Davidson County, Tennessee, more particularly described as follows:

> Beginning on the southerly margin of Antioch Pike at its intersection with the northerly line of the NC & St. L. Railroad right-of-way, said point being the most easterly corner of Lot No. 23 on said unrecorded plan; thence with the southerly margin of said Antioch Pike westwardly 1151.0 feet to the corner of Lot Nos. 15 and 16; thence southerly a distance of 238.8 feet to a point in the northerly right-of-way of the NC & St. L. Railroad; thence westerly 86.0 feet along said NC & St. L. Railroad right-of-way; thence northerly 245.8 feet to the southerly right-of-way of Antioch Pike; thence, easterly along the southerly margin of Antioch Pike 81.0 feet to the point of origin.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> **MAP 134, GROUP 50, PARCEL 17.00**

* Grantor(s) additionally covenant and warrant that subject property is not and has never been the personal or marital residence of Grantor(s), Grantors' spouse, or any minor children of the Grantor(s).

PREVIOUS AND LAST conveyance being a deed to Hue Vo and Nga T. Bach, recorded at Instrument No. 20090930-0090658 Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Hue Vo

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Hue Vo***, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 2nd day of July, 2024.

Sharon Halliburton
NOTARY PUBLIC

My Commission Expires: 10/23/2027

SHARON HALLIBURTON
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

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, on the 2nd day of July, 2024.

My Commission Expires: 10/23/2027 Sharon Halliburton
Notary Public

G:\Misc-dee/Bach.qcd

SHARON HALLIBURTON
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY