Karen Johnson Davidson County
Batch # 1167191 DEEDQC
08/12/2024 08:59:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060162

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 - .

Affiant

Subscribed and sworn to before me this 7th day of August, 2024.

Notary Public

My Commission expires: 11.2.26

Leslie Walsh State of Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Hien (Cindy) Ngoc Than, Trustee of The Hien (Cindy) Ngoc Than Revocable Living Trust 741 Cedar Crest Drive Nashville, TN 37209	**Hien (Cindy) Ngoc Than, Trustee of The Hien (Cindy) Ngoc Than Revocable Living Trust 741 Cedar Crest Drive Nashville, TN 37209**	**114-080A-26(CO)**

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Hien Ngoc Than, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Hien (Cindy) Ngoc Than, Trustee, and her successors in trust, of The Hien (Cindy) Ngoc Than Revocable Living Trust, its successors and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Lot No. 26 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Hien Ngoc Than by Quitclaim Deed from Dien Duc Hoang, dated January 10, 2003, and recorded January 15, 2002, by Instrument No. 20030115-0006689, Register's Office for Davidson County, Tennessee.

This is improved property known as 741 Cedar Crest Drive, Nashville, Tennessee, 37209.

This conveyance is made subject to:

Subject to Restrictive Covenants of record in Book 7213, page 973, Book 10086, page 772, Book 8424, page 405 and Book 10174, page 199, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 9700, page 37, said Register's Office.

Subject to H.O.A. Charter of record in Book 8424, page 180 and By-Laws of record in Book 8480, page 693, said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 7 day of August, 2024.

Hien Ngoc Than

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Hien (Cindy) Ngoc Than, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2024.

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires: 11.2.26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.