Name and Address of New Owner:
Thuy Thi Thu Lam
7605 Mint Leaf Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1169156 DEEDQC
08/14/2024 11:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062069

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164M-B-22.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Thuy Thi Thu Lam**, unmarried and **Phuc Troung Tran**, married, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thuy Thi Thu Lam**, unmarried "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 124 on the Plan of Phase One, 2nd Addition to Sugar Valley, an RS10 Cluster Lot Subdivision of record in Instrument No. 20050105-0001853, Register's Office for Davidson County, Tennessee,, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Yazdian Construction, INC., a Tennessee Corporation by Deed from Sugar Valley, G.P., A tennessee General Partnership of record in Instrument No. 20060406-0039963, Register's Office for Davidson County, Tennessee.

BEING the same Property conveyed to Thuy Thi Thu Lam, Married by Warranty Deed from Yazdian Construction, INC., a Tennessee Corporation, recorded on August 13, 2006 of record in Intrument No. 20060913-0113674, Register's Ofiice for Davidson County.

Being the same property conveyed to Thuy Thi Thu Lam, Wife married to Phuc Troung Tran, Husband by deed of record in Intrument No. 20060913-0113674, Register's Ofiice for Davidson County. Reference is hereby made to divorce action styled Phuc Trong Tran vs Thuy Thi Thu Lam, Docket No.10D-2193, in the Chancery Court for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, of record in Book 11069, Page 14 and made applicable in 20050106-0002201, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

For Information Only: Being Parcel No. 181-01-0-B
Being also known as 7605 Mint Leaf Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of August 2024.

_____(SEAL)
Thuy Thi Thu Lam

_____(SEAL)
Phuc Troung Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August 2024, before me personally appeared, Thuy Thi Thu Lam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August 2024.

_____
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August 2024, before me personally appeared, Phuc Troung Tran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of August 2024.

_____
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00. which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of August. 2024.

Notary Public
My commission expires:____ _____
File No. 2022-4391-SK



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 8/13/2024 (date of document)

Regina Sullo

Affiant Signature

8/13/2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14th day of August, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026