QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1174817 DEEDQC
08/27/2024 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065872

CARLA NICOLLE BURROW
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM 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, THIS THE 26 DAY OF August, 2024.

Carla Nicolle Burrow
Notary Public

MY COMMISSION EXPIRES: 2/23/28
(AFFIX SEAL)

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) 1095 W. Cemetary Rd.	(NAME) 1095 W. Cemetery Rd.	
(ADDRESS) Cookeville, TN 38506	(ADDRESS) 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, Anh Manuel-Nguyen Kohls, 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 ☐ property, known as 6403 Frisco Avenue, Nashville, TN 37209
improved

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

Witness our hands this 21st day of August, 2024.

Ann Manuel-Nguyen Kohls

Ann Manuel-Nguyen Kohls (Print name)

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in the aforesaid County and State, the within named Ann Manuel-Nguyen Kohls, the within grantors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of August, 2024.

Joseph Raney
NOTARY PUBLIC

My commission expires:
03/09/2027

JOSEPH RANEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

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 August 21, 2024 (date of document).

William D. Birdwell

August 27, 2024
Date

STATE OF TENNESSEE
COUNTY OF PUTNAM

Sworn to and subscribed before me this 27th day of August, 2024.

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

CARLA NICOLLE BURROW
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY