File no. 4883-3 Box #14

QUITCLAIM DEED	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me this the 24th day of September, 2024. Notary Public My commission expires: 11/17/2027 (AFFIX SEAL)

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tam Nguyen	**NEW OWNER**	**13312004800**
3041 Ozment Drive		
Nolensville, TN 37135		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lee Thi Mai, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Tam Nguyen, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 110, on the Plan of Windsor Park Subdivision, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Lee Thi Mai, a married woman by Warranty Deed dated 03/25/2011 and recorded 03/29/2011, Instrument No. 20110329-0024048 in the Register's Office of Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or her spouse.

Karen Johnson Davidson County
Batch # 1186634 DEEDQC
09/26/2024 09:54:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240926-0074625

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: 400 Benita Drive, Nashville, TN 37211.

Witness my/our hand(s) this 24th day of September, 2024.

Lee Thi Mai

Lee Thi Mai

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Thi Mai, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2024.

Jessica D. Puckett

Notary Public

My Commission Expires: Sept. 8th 2026

