QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1191023 DEEDQC
10/08/2024 10:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241008-0078054

T-QCD-24-223

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thong Le, an unmarried man	**Pinnacle Bank**	
(NAME) **223 Dry Creek Commons Drive,**	(NAME) **150 3rd Avenue South, Suite 1000**	**033-04-0D-212.00-CO**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOA THI LE, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **THONG LE, AN UNMARRIED MAN** hereinafter called the Grantee(s), his heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, Tennessee, being Unit No. 212, of Dry Creek Commons, a Planned Unit Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Dry Creek Commons of record in Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200529-0055770 and Re-recorded in Instrument No. 20200612-0060166, Amendment in Instrument No. 20220222-0019942, and Amendment No. 2 in Instrument No. 20220222-0019943 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed.

Being the same property conveyed to Hoa Thi Le, a married woman and Thong Le, an unmarried man by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240826-0065337, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTOR HEREIN.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **223 Dry Creek Commons Drive, Goodlettsville, Tennessee 37072**.

Witness my/our hand(s) this the 8th day of October, 2024.

Hoa Thi Le

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 8th day of October 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 October 8, 2024 (date of document).

Affiant Signature

Date October 8, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

