**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1191401 DEEDQC
10/09/2024 01:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241009-0078532

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 20 day of Sept, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Tuyen Bui**
**817 Cedar Crest D**
**Nashville, TN 37209**

**SEND TAX BILLS TO:**
**Tuyen Bui**
**817 Cedar Crest D**
**Nashville, TN 37209**

**MAP AND PARCEL NUMBER: 114080A04400CO**

# QUITCLAIM DEED

**24NT00961**

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

**Tuyen Bui and husband, Hung Bui**

By these presents do remise, release and **QUITCLAIM** unto

**Tuyen Bui, an unmarried woman**

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

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

**Being Lot No. 44 on the Plan of Cedar Crest Subdivision, Phase II of record in Plat Book 9700, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.**

**Subject to any and all existing easements and restrictions of record.**

**Being the same property as conveyed to Tuyen Bui and husband, Hung Bui by Warranty Deed from Son Nguyen and wife, Uyen Nguyen dated 04/28/1999 recorded 04/30/1999 in Book 11455, Page 715, as Document Number 0580853, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 817 Cedar Crest Dr, Nashville, TN 37209-5306**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20 day of September, 2024.

**Tuyen Bui**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tuyen Bui,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of September, 2024.

Notary Public

My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Hung Bui**

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Hung Bui,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of September, 2024.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Summer Barton 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 9-20-24 (date of document).

Summer Barton
Affiant Signature

10-9-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of Oct., 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON