Karen Johnson
Batch # 1192299
10/10/2024 10:17:42 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241010-0078707

Prepared By:	~~Record and Return To~~:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Thanh Van Nguyen and Liz Yen Lai 7208 Wild Apple Court Antioch TN 37013	Thanh Van Nguyen and Liz Yen Lai 7208 Wild Apple Court Antioch, TN 37013

Fidelity Order Number: OC2407706

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Liz Yen Lai and Thanh Van Nguyen, Wife and Husband who both acquired title as single, as joint tenants with right of survivorship,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Thanh Van Nguyen and Liz Yen Lai, Husband and Wife,** as joint tenants with right of survivorship, whose address is 7208 Wild Apple Court, Antioch, TN 37013, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot Number 214, on Final Plat of Section 5, Apple Valley, according to plat and survey of record in Instrument Number 20060315-0029579, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictive covenants and conditions including those located at 20060317-0030920; 20020724-0088784; 20091116-0105278; 20020724-0088782; and 20080812-0082767, and all other matters of record, including all items set out on any applicable plat of record.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 182 12 0A 109.00

Street address of property: 7208 Wild Apple Court, Antioch, TN 37013

* Prior Instrument Reference by which Grantor(s) acquired title: Instrument No: 20190417-0035479 in the Register's Office, Davidson County, Tennessee.

Signed this 24th day of September, 2024.

Signature of Grantor(s):

Liz Yen Lai

Thanh Van Nguyen

MICHELE D. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee, COUNTY OF Wilson, SS:

BE IT REMEMBERED That on this 24th day of September, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Liz Yen Lai and Thanh Van Nguyen known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Michele D Anderson my commission expires 5-31-2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 182 12 0A 109.00
Street address of property: 7208 Wild Apple Court, Antioch, TN 37013

Oath of Consideration

I or we, Thanh Van Nguyen Liz Yen Lai, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 24th day of September, 2024.

Signatures of Affiant(s):

Sworn and subscribed before me this 24th day of September, 2024

MICHELE D. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Michele D Anderson
my commission expires 5-31-2026

*
WHEN RECORDED RETURN TO:
SIMPLIFILE
17316 EDWARDS RD SUITE: B105
CERRITOS, CA 90703