Karen Johnson
Batch # 1203308
11/12/2024 01:36:14 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241112-0087872

G#32602-3 (kg)
THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS:
Thao Nguyen
5203 Patience Drive
Smyrna, TN 37167

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
133 1 10 105 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Nhut T. Trieu, an unmarried man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thao Nguyen, a married woman,** hereinafter called the Grantee, her heirs and/or assigns, all of Grantor's interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 85 on the Plan of Section Two, Valley View Meadows, of record in Book 3600, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Thao Nguyen, an unmarried woman, and Nhut T. Trieu, an unmarried man, by Warranty Deed dated August 29, 2014, from Jimmy G. Garrett and wife, Teresa J. Garrett, of record in Instrument No. 20140902-0079708, Register's Office for Davidson County, Tennessee. The said Thao Nguyen is now married.

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.

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

THIS is improved property, known as: 303 Cathy Jo Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of November, 2024.

Nhut T. Trieu

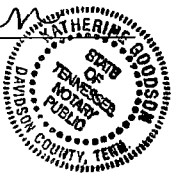
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nhut T. Trieu, 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 office at Nashville, Tennessee, this 6th day of November, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this the 6th day of November, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

