Karen Johnson Davidson County
Batch# 1210672 DEEDQC
12/02/2024 02:54:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241202-0093609

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-1730	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 5th day of November 2024. *Notary Public* *My commission expires:* 03/07/

APRIL D. WIDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: Huyn Huu Hau 6628 Sugar Valley Drive Nashville, TN 37211	
Send Tax Bills To: Owner	
Street Address of Subject Property: 6628 Sugar Valley Drive Nashville, TN 37211	**Parcel ID:** 181010A08000CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thu Hong Thi Tran**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Huynh Huu Hau,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Section One, Sugar Valley, of record in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Huynh Huu Hau and Thu Hong Thi Tran by Quitclaim Deed from Phuong Huynh Do of record in Instrument No. 20151015-0105121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hau Huu Huynh and spouse, Thu Hong Thi Tran and Phuong Huynh Do, as tenants in common with right of survivorship by Quitclaim Deed from Hau Huu Huynh and spouse, Thu Hong Thi Tran, of record in Instrument No. 20120118-0004960, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hau Huu Huynh and spouse, Thu Hong Thi Tran, by Warranty Deed from Robert Stanton Amonette and spouse, Sengamphone P. Amonette, and Robert M. Amonette and spouse, Claudette M. Amonette of record in Instrument No. 20080922-0096170, Register's Office for Davidson County, Tennessee.

WITNESS my hand this 5th day of November, 2024.

Grantor – Thu Hong Thi Tran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office, this 5th day of November, 2024.

April D. Wideman
NOTARY PUBLIC

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 03/07/2026

True Copy Certification

I, Yvette Meldrum, 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 Nov 5, 2024.

Affiant Signature

November 5, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of November 2024.

April D. Wideman
Notary's Signature

MY COMMISSION EXPIRES: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY