This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1211917 DEEDQC
12/03/2024 09:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241203-0093721

New Owner:	**Send Tax Bill:**	**Map/Parcel**
MY NGUYEN, Trustee THUY MAI, Trustee NGUYEN-MAI REVOCABLE LIVING TRUST dated March 12, 2024 2201 Green Trails Drive Antioch, TN 37013	SAME	164 08 0C 049.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Sworn to and subscribed before me this July 22, 2024.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, MY HA NGUYEN and THUY MGOC MAI, husband and wife, and JAMIE NGUYEN, a single man, as tenants in common with rights of survivorship, hereinafter called Grantor, for the express purpose of conveying all of their right, title and interest in this property, do hereby quitclaim and convey unto MY NGUYEN and THUY MAI, Trustees of the NGUYEN-MAI REVOCABLE LIVING TRUST, dated March 12, 2024 all of their right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this July 22, 2024.

BY: _____
MY HA NGUYEN

BY: _____
THUY NGOC MAI

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MY HA NGUYEN and THUY NGOC MAI with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 22 day of July, 2024.

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28

1

WITNESS OUR HANDS this Aug 2, 2024.

By: 

JAMIE NGUYEN

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMIE NGUYEN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at JPMorgan Chase, this August 2, 2024.



NOTARY PUBLIC

My Commission Expires: Feb 15, 2027

ZACHARY BRUCE BLAKE
Official Seal
Notary Public - State of Illinois
My Commission Expires Feb 15, 2027

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, Being Lot No. 73 on the Plan of Hamilton Chase Subdivision, Section 2, of record in Instrument Number 20060807-0096557, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to My Ha Nguyen and Thuy Ngoc Mai, husband and wife, and Jamie Nguyen, a single man, as tenants in common with right of survivorship, by Quitclaim Deed of record from My Nguyen, a married man, in Instrument No. 20190111-0003183, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 605 Southbeach Cove, Antioch, Tennessee 37013.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 September 19, 2024 (date of document).

Signature

11/27/2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27 day of November, 2024.

Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028