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# 1211941 DEEDQC
12/03/2024 10:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241203-0093749

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 AS NEW OWNER	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.

Noley Roberts
Notary Public

My Commission Expires: March 18, 2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, MY HA NGUYEN and THUY NGOC MAI, husband and wife, and JAMIE NGUYEN, a single man, as tenants in common with right of survivorship, 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.

WITNESS OUR HANDS this July 22, 2024.

By: _____
MY HA NGUYEN

_____
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 that they executed the within instrument for the purposes therein contained.

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

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28



[ADDITIONAL SIGNATURES FOLLOW ON NEXT PAGE]

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 JP Morgan, 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:

Being Lot 61, Plan of Quiet Creek, Section One, Phase Two, as shown on Plat of Record in Instrument No. 20040106-0002099, In the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for more particular description of said property.

Being the same property conveyed to My Ha Nyguyen and Thuy Ngoc Mai by Special Limited Warranty Deed from Federal Home Loan Mortgage Corporation and found of record in Instrument number20120213-0012637, Register's Office for Davidson County, Tennessee.

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 HA NGUYEN and THUY NGOC MAI, husband and wife, in Instrument No. 20190111-0003184, Register's Office for Davidson County, Tennessee.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is improved property known as 1912 Terragon Court, 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