Karen Johnson
Batch # 1218815
12/26/2024 08 15 40 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241226-0099322

G#4887-2
THIS INSTRUMENT PREPARED BY·
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

ADDRESS NEW OWNERS:
Hang Nguyen
6124 Bradford Hills Drive
Nashville, TN 37211-7900

SEND TAX BILLS TO:
"New Owner"

MAP-PARCEL NOS.
172 12 0 B 229 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, **Nga T. Nguyen and Diep T. Nguyen, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hang Nguyen, a married woman,** hereinafter called the Grantee, her heirs and/or assigns, all of the Grantors' interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 259 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, Page 6, amended in Book 7900, Page 495, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Hang Nguyen, an unmarried woman, and Nga T. Nguyen, a married woman, by Warranty Deed dated August 29, 2016, from Jarrod M. McNamee and Jaime L McNamee, husband and wife, of record in Instrument No. 20160901-0091774, Register's Office for Davidson County, Tennessee. The said Hang Nguyen is now married.

DIEP T. Nguyen, spouse of the above-named Nga T. Nguyen, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above-described property, including any marital rights and homestead exemption.

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

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

THIS is improved property, known as. 6124 Bradford Hills Drive, Nashville, TN 37211-7900.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of December, 2024.

Nga T. Nguyen

Diep T. Nguyen

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, Nga T. Nguyen and Diep T. Nguyen, wife and husband, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 20th day of December, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this the 20th day of December, 2024.

My Commission Expires: Nov. 2, 2026

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN