THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Mulvaney Law* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 489-8302* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-* *Affiant* *Sworn to and subscribed before me this 18th day of February, 2025* *Notary Public* *My commission expires: 5/21/28* BRITTNEY MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-21-2028

QUITCLAIM DEED

Karen Johnson
Batch # 1239038
02/20/2025 03 02 27 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250220-0012557

Name and Address of New Owner.
The Lynn Nguyen Trust
Liem Thanh Nguyen Vo, Trustee
143 Blake Lane
Mount Juliet, TN 37122

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
327 Brewer Drive Nashville, TN 37211	162-05-0-276.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LIEM T. N. VO, UNMARRIED,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE LYNN NGUYEN TRUST, LIEM THANH NGUYEN VO, TRUSTEE,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest 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. 156 on the Plan of Hickory Valley, Section 3, of record in Plat Book 4460, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of the property.

Said Lot No. 156 fronts 114.91 feet on the south margin of Brewer Drive, and extends back 100.81 feet on the east line, which is a broken line, and 132.12 feet on the west line, to a line in the rear on which it measures 110.51 feet.

Being the same property conveyed to Liem T. N. Vo, from Kimberly N. Hiland and John Hiland, wife and husband, by Deed dated March 8, 2023, Instrument Number 20230310-0017402, in the Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the source of title shown above.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 18th day of February, 2025.

LIEM T. N. VO

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.



NOTARY PUBLIC