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

20250220-0012558

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:
2844 Desplane Drive
Nashville, TN 37217

Map and Parcel:
150-01-0-256.00

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 THANH NGUYEN 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. 739 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, Page 44, Register's Office for said County.

Said lot fronts Desplane Dr 90.0' and 140.0' on the Easterly side of lot and 147.15' on the Westerly side of Lot to a point in the rear measuring 72.49'.

Being the same property conveyed to Liem Thanh Nuyen Vo, Unmarried, from Lindsey D. Craft and Matthew Pfuntner, wife and husband, by Deed dated February 21, 2020, Instrument Number 20200224-0020161, 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 THANH NGUYEN VO

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **LIEM THANH NGUYEN 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.

BRITTNEY MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-21-2028

NOTARY PUBLIC