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 Davidson County
Batch # 1239038 DEEDQC
02/20/2025 03 02 27 PM 2 pgs
Fees $12 00 Taxes $0 00
20250220-0012559

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:**
5408 Country Drive Nashville, TN 37211	162-05-0-131.00

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. 208 on the Plan of Section 2, Hickory Valley Subdivision of record in Plat Book 4175, Page 158, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Liem Thanh Nuyen Vo, from Thang Hung and Yawng Thein, husband and wife, by Deed dated October 11, 2019, Instrument Number 20191017-0106341, 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