Karen Johnson Davidson County
Batch# 1247995 DEEDQC
03/19/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019657

Name and Address of New Owner:
Minh Thu Huynh
490 Sunliner Dr
Nashville TN 37209

Send Tax Bills To:
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 90-12-87

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hai Van Tran and Anh Minh Thi Huynh,** "the Grantor," convey and quitclaim unto **Minh Thu Huynh Tran & Chris Chung** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee
Being Lot No.309 on the Plan of Charlotte Park, Section VI of record in Plat Book 2900, page 7 and 8 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Said lot fronts 71 feet on the easterly side of sunliner drive and runs back 140.4 feet on the northerly line and 140.5 feet on the southerly line to a deadline in the rear on which it measures 71 feet.
Being the same property conveyed to the within buyers of record and book 11282 page 465 Davidson County Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 24th day of Feb, ~~2024.~~ 2025

HAI TRAN (SEAL)

Hai Van Tran

Anh Minh (SEAL)

Anh Minh Thi Huynh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of Feb, 2025, before me personally appeared **Hai Van Tran and Anh Minh Thi Huynh** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of Feb, 2025.

Jeremiah Houston
Notary Signature
My commission expires:
:

JEREMIAH HOUSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, ~~which amount~~ is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of March, 2025.

M. Armor
Notary Signature
My commission expires:

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202503190019657

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 February 24th 2025 (date of document)

Regina Sullo

Affiant Signature

3/14/2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 14th day of March, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026