Karen Johnson Davidson County
Batch# 1263143 DEEDQC
04/22/2025 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030788

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tuyen Thi Mong Huynh 5668 Deer Valley Trail Antioch, TN 37013	NEW OWNER	173-080A-068.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Thanh Quoc Huynh, an unmarried man,**, by these presents does hereby quitclaim and convey unto **Tuyen Thi Mong Huynh, an unmarried woman,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat, Section Two, Deer Valley, Cluster Lot Subdivision" – A Planned Unit Development of record in Instrument No. 20060106-0002333, 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 the same property conveyed to Tuyen Thi Mong Huynh, an unmarried woman, and Thanh Quoc Huynh, an unmarried man from Samuel A. Berry, a single man, by Warranty Deed dated June 19, 2017, and recorded June 20, 2017 in Instrument No. 20170620-0061704, Register's Office of Davidson County, Tennessee.

This property is commonly known as 5668 Deer Valley Trail, Nashville, TN 37013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 22 day of April 2025.

Affiant

My commission expires: 1.24.29
(Affix Seal)

Notary Public

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22 day of April 2025.

Thanh Quoc Huynh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Thanh Quoc Huynh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 22 day of April 2025.

Notary Public

My Commission Expires: 1.24.29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 22. 2025.

Affiant Signature

22nd day of April, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028