Karen Johnson Davidson County
Batch# 1272982 DEEDQC
05/14/2025 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250514-0037948

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 13 day of May, 2025.

Notary Public

My commission expires: 3/3/28

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Son Ngoc Ha	**New Owner**	**181010B14500CO**
6716 Sunnywood Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Chau Ha** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Son Ngoc Ha,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase Two, 2nd Addition to Sugar Valley, a RS-10 Cluster Lot Subdivision of record as Instrument No. 20060322-0032604, Register's Office for 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 Chau Ha and Son Ngoc Ha by Warranty Deed from Li Jun Zheng, unmarried, of record as Instrument No. 20170821-0085388, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6716 Sunnywood Drive, Nashville, TN 3721i**

WITNESS my/our hand(s) this 13 day of May, 2025.

Chau Ha

STATE OF TN

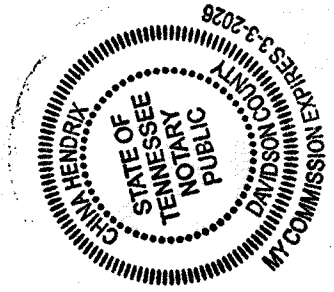
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Chau Ha,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of May, 2025.

Notary Public

My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/13/25 (date of document).

Jennifer Russell
Affiant Signature

5/14/25
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

