Box 14
X-0645

Karen Johnson
Batch # 1274473
05/19/2025 11 14 52 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250519-0039187

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2025

Notary Public

My commission expires 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument was prepared by
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel No.
Huong Thanh Nguyen	**"NEW OWNER"**	**133-16-0-177.00**
4884 Jonquil Drive		
Nashville, TN 37211		

For and in consideration of the sum of one dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We,

Duy Trieu, a married man, and Van Trieu, an unmarried woman, Heirs-at-Law of the late Huu Tan Trieu, together with Huong Thanh Nguyen, an unmarried woman, formerly known as Thanh Huong Nguyen,

hereinafter called the Grantors, have quitclaimed, and by these presents do hereby convey unto

Huong Thanh Nguyen, an unmarried woman, formerly known as Thanh Huong Nguyen,

hereinafter called the Grantee, her heirs and assigns, all of the Grantors' interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

LAND in Davidson County, Tennessee, being Lot No. 32 on the Plan of Welch Meadows, Section One, of record in Plat Book 3700, Page 34, 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 Huu Tan Trieu and Thanh Huong Nguyen, husband and wife by Warranty Deed dated January 13, 2006, from Dom Van Nguyen, an unmarried man of record in Instrument No. 20060117-0005740, said Register's Office for Davidson County, Tennessee. Huu Tan Trieu and Thanh Huong Nguyen having since divorced on May 21, 2021, and pursuant to the Final Judgment of Divorce filed in the Circuit Court for Wilson County, Tennessee, at Lebanon, Case No. 2020-DV-400, said property vested in Huu Tan Trieu and Thanh Huong Nguyen, as tenants in common.

Huu Tan Trieu died intestate on September 13, 2024, leaving his two children as his heirs-at-law, namely, Duy Trieu and Van Trieu. See Affidavits of Heirship for Huu Tan Trieu of record in Instrument No. 20250519-0039185, and in Instrument No. 20250519-0039186, said Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is intended to convey all of the interest in said property which has been inherited by Duy Trieu and Van Trieu, from their father, and to create a full 100 hundred percent ownership interest in said property in Huong Thanh Nguyen, an unmarried woman.

Thanh Huong Nguyen, who is now known as Huong Thanh Nguyen, has joined in this conveyance to re-vest or re-title all of the ownership of the property both (a) which she has previously held in the name of Thanh Huong Nguyen, and (b) which interest has been conveyed to her by her children (also the children of the late Huu Tan Trieu) by this quitclaim deed in her legal and proper name of Huong Thanh Nguyen

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

The property conveyed herein is not the place of residence of the Grantors.

The conveyance of the above-described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Page 34, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) 2025 and subsequent years Davidson County Taxes are a lien not yet due and payable.

This is improved property known as: 4884 Jonquil Drive, Nashville, Tennessee 37211.

[Signatures appear on the following page.]

Witness my hand this 16th day of May, 2025.

Duy Trieu

Van Trieu

Huong Thanh Nguyen, formerly known as Thanh Huong Nguyen

Thanh Huong Nguyen, now known as Huong Thanh Nguyen

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Duy Trieu, Van Trieu, Thanh Huong Nguyen, also known as Huong Thanh Nguyen,** the bargainors, with whom I am personally acquainted (or whose identities were proven to me with satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2025.

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires 5/9/2026