Davidson County DEEDQC
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Fees:32.00 Taxes:0.00
20110524-0039613

Prepared by:

Paul Jungers, Esq.
8940 Main Street
Clarence, NY 14031

Returned to:

LONG NGUYEN AND CHINH VAN NGUYEN
503 AMERICAN ROAD
NASHVILLE, TN 37209

QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 17th day of May, 2011, by and between

LONG NGUYEN, F/K/A DUNG QUOC NGUYEN AND CHINH VAN NGUYEN

Hereinafter referred to as Grantor, and

LONG NGUYEN AND CHINH VAN NGUYEN

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Document Number 20050404-0036148, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LN - QN

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

LONG NGUYEN, F/K/A
DUNG QUOC NGUYEN

CHINH VAN NGUYEN

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LONG NGUYEN, F/K/A DUNG QUOC NGUYEN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 17th day of May, 2011.

Vivian B. Cothran
Notary Public
Commission expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CHINH VAN NGUYEN, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 17th day of May, 2011.

Vivian B. Cothran
Notary Public
Commission expires: May 8, 2012

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00

Affiant CHINH VAN NGUYEN

Our File No. ANA201111921

Long Nguyen

Hue Ty

Subscribed and sworn to before me this 17th day of May, 2011.

Notary Public
Commission Expires May 8, 2012

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
LONG NGUYEN	LONG NGUYEN	503 AMERICAN ROAD NASHVILLE, TN 37209
503 AMERICAN ROAD	503 AMERICAN ROAD	MAP PARCEL NO.:
NASHVILLE, TN 37209	NASHVILLE, TN 37209	090 16 0 239.00

VIVIAN B. COTHRAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012

Description of Attached Document (Optional)

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

The following Certificate of Acknowledgment is attached to a document titled/for the purpose of SIGNATURE QCD, containing 2 pages, and dated 05-18-2011.

Additional Information

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s) ☑ Other

State of TN
County of Davidson } ss.

CERTIFICATE OF ACKNOWLEDGMENT

On this 18th (Day) day of May (Month), 2011 (Year), before me, VIVIAN B. COTHRAN (Printed Name of Notary Public),

the undersigned notary public, personally appeared Hue Ty (Printed Name(s) of Signer(s)),

☐ personally known to me - or -

☑ proved to me on the basis of satisfactory evidence:

☑ form(s) of identification GREEN Card - SS Card

☐ credible witness(es)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same voluntarily for the purpose expressed therein.

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 8, 2012

(Seal)

WITNESS my hand and official seal.

Vivian B. Cothran

Signature of Notary Public

Optional: Check here if the attached document has been described on the top part of this 8.5" x 7" form ☐

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EXHIBIT A

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

BEING LOT NO. 21 ON THE PLAN OF CHARLOTTE PARK, SECTION 1 OF RECORD IN PLAT BOOK 2663, PAGE 2, 3, 4, 5 & 6, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO: 090 16 0 239.00

PROPERTY COMMONLY KNOWN AS: 503 AMERICAN ROAD, NASHVILLE, TN 37209

LN- -ON-H-T

True Copy Certification

I, NICK BAICH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nick Baich
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, VIRGINIA MARIE LEMLEY, a notary public for this county and state, NICK BAICH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Virginia Marie Lemley
Notary's Signature

My Commission Expires: 3-2-2014
Notary' Seal (if on paper)

NOTARIAL SEAL
VIRGINIA MARIE LEMLEY
Notary Public
NORTH FAYETTE TWP., ALLEGHENY CNTY
My Commission Expires Mar 2, 2014