NEW OWNER:

Mary Jane Nguyen
Thomas H. Nguyen
303 Timberway Circle
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map and Parcel:
Map 108-7-B
Parcel 118.00
3D-91740

THIS INSTRUMENT PREPARED BY:

Carolyn Christoffersen, Attorney At Law
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 13-0035

This instrument was prepared with information provided by the parties.

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20130031352 DEEDQC
Recvd: 04/17/13 08:28 2 pgs
Fees:12.00 Taxes:0.00
20130417-0038050

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 of which is hereby acknowledged, **Mary Jane Nguyen, unmarried**, does hereby convey her interest unto **Mary Jane Nguyen, unmarried, a ½ undivided interest, and Thomas H. Nguyen, a ½ undivided interest**, their heirs and assigns, forever, all of her right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

A certain Condominium Unit No. 118G, Timber Lake Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 27 Sec. 101 et. seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-2 of said Master Deed. Reference is hereby made to the Plan of Timber Lake Condominium Apartments, of record in Book 5200, Page 352 said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Jane Nguyen, unmarried, by Quitclaim Deed from Kathy B. Mays now Ollenberger, married, dated September 12, 2003, and of record in Instrument No. 20030917-0137697, Register's Office for Davidson County, Tennessee. For further reference, see deed of record in Book 6982, Page 289.

This is IMPROVED property known as 303 Timberway Circle, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 8th day of April, 2013.

MARY JANE NGUYEN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **MARY JANE NGUYEN**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of April, 2013.

MARK SPINELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: 8/22/13

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 8th day of April, 2013.

Notary Public

My commission expires: ~~7/8/2013~~ correction 4/8/2013

Sworn to and subscribed to before me, this the 11th day of April, 2013.

Notary Public

My commission expires: 09/30/2013

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY