BILL GARRETT, Davidson County
Trans:T20160015532 DEEDQC
Recvd: 02/25/16 10:56 3 pgs
Fees:17.00 Taxes:0.00
20160225-0018001

This Instrument Was Prepared by and Return to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bill To:	Map & Parcel No.:
Tam Long Thi Tran 6523 Marauder Drive Nashville, TN 37209	New Owner	102-03-0-103.00

THIS QUITCLAIM DEED IS EXECUTED TO CORRECT A SCRIVENER'S ERROR THAT INCORRECTLY REFERENCED "LOT NO. 11229" IN THE LEGAL DESCRIPTION INSTEAD OF CORRECTLY REFERENCING "LOT NO. 1229" IN THAT CERTAIN QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20130313-0025054, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THEREFORE, THIS QUITCLAIM DEED EXPRESSLY AMENDS, MODIFIES, REPLACES, AND SUPERSCEDES THE QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20130313-0025054, SAID REGISTER'S OFFICE.

FOR AND IN CONSIDERATION of the sum of Ten and N0/100 ($10.00) and further consideration of receiving like property, receipt and sufficiency of which is hereby acknowledged, **KHIEM TAN VO N/K/A RYAN VO, MARRIED ("Grantor")**, does hereby quitclaim and convey unto **LONG THI T. TAM N/K/A TAM LONG THI TRAN, UNMARRIED ("Grantee")**, her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1229, as shown on the map entitled the Plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANG TAN VO AND WIFE, LONG THI T. TAM AND KHIEM TAN VO, UNMARRIED, by deed from JERRY LEE UPCHURCH AND WIFE, SHEILA GAIL UPCHURCH, of record in Book 10702, page 58, dated November 25, 1997, said Register's Office. The said, Dang Tan Vo a/k/a Vo Tan Dang having since died on or about February 16, 2008, leaving his wife, Long Thi T. Tam a/k/a Tam Long Thi Tran his interest of said property. KHIEM TAN VO N/K/A RYAN VO, conveyed his interest

by Quitclaim Deed to LONG THI T. TAM N/K/A TAM LONG THI TRAN, of record in Instrument No. 20130313-0025054, dated March 7, 2013, said Register's Office. The said, KHIEM TAN VO having since changed his name to RYAN VO pursuant to the Petition for Name Change granted by the U.S. District Court for the Middle District of Tennessee, dated March 25, 2005. The said, LONG THI T. TAM is one and the same person as TAM LONG THI TRAN.

The undersigned, **BECKY B. NGUYEN**, spouse of **KHIEM TAN VO N/K/A RYAN VO**, joins in the execution of this instrument for the purpose of conveying to the Grantee all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The following conveyance containing the scrivener's error is included in the derivation clause herein to assist the present owner, all future owners, lenders, title examiners, and insurers.

KHIEM TAN VO N/K/A RYAN VO, conveyed his interest by Quitclaim Deed to LONG THI T. TAM N/K/A TAM LONG THI TRAN, of record in Instrument No. 20130313-0025054, dated March 7, 2013, said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from recorded documents/been supplied by a third party and the Grantor and the attorney preparing this Quitclaim Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of February, 2016.

Khiem Tan Vo n/k/a Ryan Vo
Khiem Tan Vo n/k/a Ryan Vo

Becky B Nguyen
Becky B. Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KHIEM TAN VO N/K/A RYAN VO AND BECKY B. NGUYEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2016.

Hillary Torrence
Notary Public

My commission expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ -0-

AFFIANT

Subscribed and sworn to before me, this 22nd day of February, 2016.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY