QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20160045905 DEEDQC
Recvd: 06/01/16 09:57 2 pgs
Fees: 12.00 Taxes: 0.00
20160601-0054839

P-TW-16-2312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DANA DELWORTH

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manh Ngo	**New Owner**	
(NAME)	(NAME)	**119-01-0-485-00**
2312 Foster Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOUN MA NGO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANH NGO, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 6 on the Plan of the Subdivision of Lots No. 7, 8, 9 & 10 and Part of 6, 11, 12 & 13 Cumberland Nurseries Plan of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the easterly margin of Foster Street (also known as Foster Avenue) and extends back 150 feet between parallel lines to a dead line measuring 50 feet.

Being the same property conveyed to Vanh Ngo and wife, Noun Ma Ngo and Manh Ngo by warranty deed from Eugene Workman and wife, Marjorie Workman of record in Book 7298, page 551, Register's Office for Davidson County, Tennessee, dated 07/15/1987 and recorded on 07/16/1987. The said Vanh Ngo is now deceased.

This is **improved** property known as: **2312 Foster Avenue , Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 15 day of April, 2016.

Boun Ma Ngo

Boun Ma Ngo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOUN MA NGO, the within named bargainor, 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 and official seal, this the 15 of April, 2016.

Notary Public

My Commission Expires: May 08 2018

(SEAL)

SEAN GORDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

218 Thompson Lane Ste 108
Nashville TN 37204

MY COMMISSION EXPIRES
MAY 08, 2018

RETURN TO:

Ruby Title and Escrow, LLC

2012 21st Ave. S

Nashville, TN 37212