BILL GARRETT, Davidson County
Trans:T20160102025 DEEDQC
Recvd: 11/18/16 09:40 3 pgs
Fees:17.00 Taxes:0.00

20161118-0121722

QUITCLAIM DEED

This instrument was prepared by:
Linh Nguyen Rogers [Name]
772 Dashing Ct [Street or Postal Address]
Brentwood, TN 37027 [City, State, Postal Code]

Name and address of the new owner (the Grantee):	Linh Nguyen Rogers 772 Downing Ct Brentwood, TN 37027
Name and address of the Mortgagee (the holder of a mortgage loan):	Linh T Nguyen 912 Harpeth Bend Drive Nashville, TN 37221
Tax map parcel number:	156-06-0-010.00
Mail tax bills to:	Linh Nguyen Rogers 772 Downing Ct. Brentwood TN 37027

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Linh T Nguyen, the Grantor, sell, transfer, and convey to Linh Nguyen Rogers, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF Davidson, STATE OF TENNESSEE: [*legal description*]

Chang deed to married name

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 5200 Page 280 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2016 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer,

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drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 1st day of Nov, 2016

Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 1st day of November, 2016, before me personally appeared Linh Rogers, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Janeen Gregory
Notary Public

My commission expires: 5.8.17

JANEEN E. GREGORY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires: 5.8.17 DAVIDSON COUNTY, TENN.

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 0. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee

Sworn to and subscribed before me this 1st day of November, 2016.

Janeen Gregory
Notary Public

My commission expires: 5.8.17

JANEEN E. GREGORY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires: 5.8.17 DAVIDSON COUNTY, TENN.

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Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 156 06 0 010.00
Current Owner: NGUYEN, LINH T.
Mailing Address: 772 DOWNING CT
BRENTWOOD, TN 37027
Zone: 2
Neighborhood: 6737

Location: 912 HARPETH BEND DR
Land Area: 0.39 Acres
Most Recent Sale Date: 01/28/2003
Most Recent Sale Price: $116,900
Deed Reference: 20030509-0062659
Tax District: GSD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2013
Land Value: $40,500
Improvement Value: $107,700
Total Appraisal Value: $148,200

Assessment Classification*: RES
Assessment Land: $10,125
Assessment Improvement: $26,925
Assessment Total: $37,050

LEGAL DESCRIPTION

LOT 752 HARPETH WOODS SEC. 2

Map & Parcel: 156 06 0 010.00

IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type: SINGLE FAM
Year Built: 1983
Square Footage: 1,116
Number of Living Units: 1
Building Grade: C
Building Condition: Average

Rooms: 4
Beds: 2
Baths: 1
Half Bath: 0
Fixtures: 5

Exterior Wall: BRICK/FRAME
Frame Type: TYPICAL
Story Height: ONE STY
Foundation Type: CRAWL
Roof Cover: ASPHALT

*This classification for assessment purposes is not a zoning designation and does not speak to the legality of the current use of the subject property.