QUITCLAIM DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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 2nd DAY OF February, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nancy Vu	**New Owner**	
(NAME)	(NAME)	**114-07-0-B-63**
548 Wheatfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KIM NGUYEN, UNMARRIED, AND TYFFANY YEN VU, UNMARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NANCY VU, UNMARRIED**, hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being situated in Davidson County, Tennessee, described as follows: Being Lot No. 32 on the plan of Section Two, Westchase, of record in Instrument No. 20030507-0061365, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made or a more complete and accurate legal description.

Being the same property conveyed to Kim Nguyen, married and Tyffany Yen Vu, as tenants in common with the right of survivorship, by Quitclaim Deed from Kim Nguyen, married, of record in Instrument No. 20110531-0041190, in the Register's Office for Davidson County, Tennessee. The said Kim Nguyen having since been widowed, is now unmarried. The Grantors herein do hereby state that said property was never a principal marital residence.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

BILL GARRETT, Davidson County
Trans:T20170010692 DEEDQC
Recvd: 02/06/17 09:38 2 pgs
Fees:12.00 Taxes:0.00

20170206-0012152

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **548 Wheatfield Way, Nashville, TN 37209**.

Witness my hand this the 31st day of January 2017.

Kim Nguyen

Tyffany Yen Vu

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kim 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 31st day of January, 2017.

NOTARY PUBLIC

LAURA BRACEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

STATE OF Texas)

COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyffany Yen Vu**, 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 on this the 27th day of January, 2017.

NOTARY PUBLIC

Joseph Borkhoche
Notary Public State of Texas
My Comm. Exp. 01/08/2020
Notary ID 13049044-0

My Commission Expires: 01/08/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212