BILL GARRETT, Davidson County
Trans: T20170012311 DEEDQC
Recvd: 02/10/17 08:39 2 pgs
Fees: 12.00 Taxes: 0.00
20170210-0013942

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 170110501

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lam T. Nguyen and Bao H. Nguyen 253 Colt Drive Nashville, TN 37221	New Owner	12810022500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Long Nguyen** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Lam T. Nguyen and Bao H. Nguyen, husband and wife** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 4-B, Zone Lot Division of Lots 3 and 4, Section 5-B, on the Plan of Stacy Square, of record in Book 5210, Page 236, and amended in Book 6250, Page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Long Nguyen by Warranty Deed from J. Scott Gupton and Kathy S. Gupton, recorded on the 27th day of September, 2001 in Instrument No. 20010927-0104752, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 253 Colt Drive Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2017.

Long Nguyen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Long Nguyen,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018