BILL GARRETT, Davidson County
Trans:T20170023448 DEEDQC
Recvd: 03/20/17 12:45 3 pgs
Fees:17.00 Taxes:0.00
20170320-0026901

THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: Van Ho Nguyen

TO: Loan Thi AnhTran

Address New Owner(s) as follows:

7713 ~~Book~~Brook Glen Way

Nashville, TN 37221

Map and Parcel No.:

156010D00200CO

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, LOAN THI ANH TRAN, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Loan Ho Nguyen v. Van Ho Nguyen, Docket No. 16D1622, Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

SHERRIE DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

LOAN THI ANH TRAN

Sworn to and subscribed before me, this 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, VAN HO NGUYEN, does transfer, quitclaim and convey unto the said LOAN THI ANH TRAN, her heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brook Glen, a Planned Unit Development, as of record in Book 9700, page 128, Register's Office for said County, to which said Plan reference if hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Primavera and wife, Patricia Primavera by Warranty Deed from W. Bryan Frasher and wife, Traci L. Frasher, dated November 29, 2005 of record in Instrument No. 20051206-0146319, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 128, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10276, page 286, Charter of Brook Glen Homeowners Association of record in Book 10477, page 552, said Register's Office, which set forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Current source of title #20150828-0087629

This is improved property, known as 7713Brook Glen Way, Nashville, TN 37221.

Witness my hand this 25th day of October, 2016.

VAN HO NGUYEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named VAN HO NGUYEN, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19

SHERRIE DOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

State of TENNESSEE)

County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

LOAN THI ANH TRAN

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 7-8-19

SHERRIE DOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019