BOX #14

File #4693-2A

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170024551 DEEDQC
Recvd: 03/23/17 09:17 2 pgs
Fees:12.00 Taxes:0.00
20170323-0028337

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the day of March, 2017.

Notary Public

My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sara Ngoc To	**"New Owner"**	**10705018400**
1905 Elanor Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ninh Van To and wife, Sach Tran, as to an undivided 99% interest (the "Entirety Interest"), and Huong Ngoc Thi To N/K/A Sara Ngoc To, an unmarried woman, as to an undivided 1% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Sara Ngoc To, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S 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. 187 on the Plan of Bel-Air, Section Two, of record in Book 2900, Page 30, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ninh Van To, married, by Warranty Deed dated May 28th, 1996, from Stanley J. Griffith and wife, Charmaine D. Griffith, of record in Book 10071, Page 239, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Ninh Van To and wife, Sach Tran, as to an undivided 99% interest (the "Entirety Interest"), and Huong Ngoc Thi, To, an unmarried woman, as to an undivided 1% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, by Quitclaim Deed dated August 28, 2013, from Ninh Van To, married, of record in Instrument No. 20130829-0091153 and as corrected by Affidavit of Scrivener's Error dated March 8, 2017, of record in Instrument No. 20170309-0023259, said Register's Office.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **1905 Elanor Drive, Nashville, TN 37217**.

Witness my/our hand(s) this 21 day of **March, 2017.**

Ninh Van To

Sach Tran

N/K/A

Huong Ngoc Thi To N/K/A Sara Ngoc To

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ninh Van To and wife, Sach Tran and Huong Ngoc Thi To N/K/A Sara Ngoc To,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of **March, 2017.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: