This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 18127 DEEDQC
10/25/2017 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171025-0109466

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of October, 2017.

Notary Public

My Commission expires 03/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Duyen Huu Nguyen
512 River Rouge Drive
Nashville, TN 37209

SEND TAX BILLS TO:
Duyen Huu Nguyen
512 River Rouge Drive
Nashville, TN 37209
MAP AND PARCEL NUMBER: 090160153.00

QUITCLAIM DEED

17NT00514

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged we,

Duyen Huu Nguyen and wife, Nga Mach

By these presents do remise, release and **QUITCLAIM** unto

Duyen Huu Nguyen, A Married Man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 675, on the Plan of Charlotte Park, Section Eleven, of record in Book 2900, Pages 79 and 80, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Duyen Huu Nguyen, A Married Man; by quit claim deed from Duyen Huu Nguyen and wife, Nga Mach, as recorded _____in book_____ page_____.

Being the same property conveyed to Duyen Huu Nguyen and wife, Nga Mach, by Warranty Deed from Cynthia J. Hurley and Eddie Ray Dickerson, heirs at law of Theresa J. Head, dated 06/24/2014, recorded 06/25/2014 at Document No. 20140625-0055724 and re-recorded 11/10/2014 at Document No. 20141110-0103648, with a Scrivener's Affidavit to correct the legal recorded 09/17/2014 at Document No. 20140917-0085386, Register's Office for Davidson County, TN.

This is an improved property commonly known as 512 River Rouge Dr, Nashville, TN 37209

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

Witness our hands this 20th day of Oct, 2017.

Duyen Huu Nguyen
Duyen Huu Nguyen

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Duyen Huu Nguyen,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of Oct, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

Nga Mach
Nga Mach

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Nga Mach,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of Oct, 2017.

Notary Public

My Commission expires: 3 / 10 / 19.

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY