Bill Garrett Davidson County
Batch# 41540 DEEDQC
12/27/2017 12:32:06 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171227-0131236

Quitclaim Deed

~~RECORDING REQUESTED BY~~ New owner + tax Bills:
~~AND WHEN RECORDED MAIL TO:~~
Linda Nguyen
2213 Alteras Drive
Antioch, TN 37013
, Grantee(s)
Consideration: $
Property Transfer Tax: $
Assessor's Parcel No.: 173 09 OB 056.00
PREPARED BY: Linda Nguyen certifies herein that he or she has prepared this Deed. 2213 Alteras Dr. Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
27 Day of December 2017.
Deputy Register

Signature of Preparer

Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on December 27, 2017 in the County of Davidson, State of Tennessee
by Grantor(s), Hao Nguyen,
whose post office address is 2213 Alteras Dr. Antioch TN 37013,
to Grantee(s), Linda Nguyen,
whose post office address is 2213 Alteras Dr, Antioch TN 37013,

WITNESSETH, that the said Grantor(s), Hao Nguyen,
for good consideration and for the sum of ZERO dollars
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Linda Nguyen
Signature of Grantor

Signature of Second Grantor (if applicable)

LINDA NGUYEN
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Linda Nguyen
Signature of Grantee

Signature of Second Grantee (if applicable)

LINDA NGUYEN
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of TN

County of DAVIDSON

On DECEMBER 27, 2017, before me, SHIMA SALMAN, a notary public in and for said state, personally appeared, LINDA NGUYEN

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TN DL

SHIMA SALMAN
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
DAVIDSON COUNTY

exp: 07/19/2019

Davidson County DEEDWARR
Recvd: 11/12/14 09:13 2 pgs
Fees:13.00 Taxes:1091.50
20141112-0103941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF NOVEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Nguyen and Lyna Le and Hao Nguyen	Franklin Synergy Bank	173 09 0B 056.00
(NAME)	(NAME)	
2213 Alteras Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Devesh Ramachandramurthy and Varalakshmi Jhingade, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Nguyen and Lyna Le, husband and wife, and Hao Nguyen, unmarried**, hereinafter called the Grantees, their heirs and assigns, 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. 201 on the Plan of Section Two, Barnes Cove, of record as Instrument No. 200406040065966, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Devesh Ramachandramurthy and Varalakshmi Jhingade, husband and wife by Warranty Deed from Harmony Home Builders, LLC, a Tennessee Limited Liability Company dated August 29, 2008 and recorded September 2, 2008 in Instrument No. 20080902-0089667, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2213 Alteras Drive, Antioch, TN 37013

File Number: FRN-141798