Bill Garrett Davidson County
Batch# 42261 DEEDQC
12/28/2017 09:27:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171228-0131705

Quitclaim Deed

Prepared by ~~RECORDING REQUESTED BY~~ New Owner + ~~AND WHEN RECORDED MAIL TO:~~ & Tax Bills:

Tina Nguyen , Grantee(s)
4073 Hollis Hill Drive
Nashville TN 37211
Consideration: $
Property Transfer Tax: $
Assessor's Parcel No.:
PREPARED BY: certifies herein that he or she has prepared this Deed.

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 28 Day of December 17.
, Deputy Register

Signature of Preparer

Date of Preparation

Tina Nguyen
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on in the County of Davidson , State of Tennessee
by Grantor(s), ~~Tina~~ Huong Nguyen ,
whose post office address is 4073 Hollis Hill Drive Nashville TN 37211 , .
to Grantee(s), Tina Nguyen ,
whose post office address is 4073 Hollis Hill Drive Nashville TN 37211 ,

WITNESSETH, that the said Grantor(s), Tina Nguyen ,
for good consideration and for the sum of
($ 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

©SmartLegalForms

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 Tennessee 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):

Signature of Grantor

Huong ~~Tina~~ Nguyen
~~P~~rint Name of Grantor

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Tina Nguyen
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

©SmartLegalForms

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On DECEMBER 28/2017, before me, ~~TINA NGUYEN~~ SHIMA SALMAN, a notary public in and for said state, personally appeared, TINA NGUYEN FKA Thuong 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
DAVIDSON COUNTY
(Seal)

Appr: 07/19/2019

Exhibit A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/05 09:47 2 pgs
Fees:13.00 Taxes:584.60
20050502-0048282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Huong D. Nguyen	**AmSouth Bank**	**147-12-0-B-014.00 CO**
(NAME)	(NAME)	
4073 Hollis Hill Drive	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H & B Builders, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Huong D. 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. 14 on the Final Plat of Classic Meadows, of record in Instrument No. 20040715-0084487, and by Certificate of Correction in Instrument No. 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to H & B Builders, LLC by deed of record in Instrument 20050110-0003567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4073 Hollis Hill Drive, Nashville, TN 37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.