Bill Garrett Davidson County
Batch# 55128 DEEDQC
02/05/2018 02:13:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180205-0011572

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Rutherford)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me this 30th day of January 2018.

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: May 9, 2021

ADDRESS OF NEW OWNER:
Linda Thuong Nguyen
6469 Thunderbird Drive
Nashville, TN 37209

SEND TAX BILLS TO:
Owner

Map/Parcel 102-04-121.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Jimmy Tien Tran, ("Grantor")** hereby conveys all of his right title and interest to the hereinafter described property to **Linda Thuong Nguyen ("Grantee")**, her heirs, successors and assigns. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 1101 on the Plan of Charlotte Park, Section 19 as shown by plat of record in Plat Book 3600, page 83 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jimmy Tien Tran by deeds of record in Instrument No. 20070911-0108894 and 20150629-0061959 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit

any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Jimmy Tien Tran

STATE OF Tennessee
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jimmy Tien Tran, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 30th day of January, 2018.

Notary Public

My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY