39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

18-1057

Bill Garrett Davidson County
Batch# 65792 DEEDQC
03/06/2018 11:18:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180306-0021010

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Nicolas M. Nguyen, Sr. and Karen A. Swingly, husband and wife,** hereinafter called the **Grantor,** does hereby quitclaim unto **Nicolas M. Nguyen, Sr., unmarried** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Dickson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Block 12, Charlotte Park 2nd Addition of record in Plat Book 57, page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas M. Nguyen, Sr and Karen A. Swingly, husband and wife by deed from Russell Zavitson, married and Steven W. Dukes, married, dated September 7, 2010, of record in Instrument No. 20100909-0071729, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely in to **Nicolas M. Nguyen, Sr., unmarried**

This is improved property, known as: 3521 Park Avenue, Nashville, TN 37209

WITNESS THE EXECUTION HEREOF this 28th day of February, 2018.

Nicolas M. Nguyen, Sr.

Karen A. Swingly

State of TENNESSEE)
County of DAVIDSON)

On this ~~12th~~ 28th day of ~~January~~ February, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Nicolas M. Nguyen, Sr. and Karen A. Swingly**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

State of TENNESSEE)
County of DAVIDSON)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 28th day of February, 2018.

Notary Public

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 5/8/18

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Nicolas M. Nguyen, Sr. 3521 Park Avenue Nashville, TN 37209	OWNER	092-13-0-147.00