Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Mary Jane Nguyen 303 Timberway Cr. Nashville, TN 37214
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	108-7-B-118.00

Bill Garrett Davidson County
Batch# 70707 DEEDQC
03/19/2018 11:17:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180319-0025581

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Thomas H. Nguyen (herein "Grantor"), by these presents do hereby quitclaim and convey unto **Mary Jane Nguyen** (herein "Grantee"), her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

A certain Condominium Unit No. 118G, together with the appurtenant interest in the common elements of Timber Lake Condominiums, a horizontal property regime established by Master Deed of record in Book 6549, Page 475, clarified in Book 6561, Page 141, and corrected in Book 7153, Page 617, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Mary Jane Nguyen, unmarried, a 1/2 undivided interest, and Thomas H. Nguyen, a 1/2 undivided interest, from Mary Jane Nguyen, unmarried, by Quitclaim Deed recorded on April 17, 2013, in Instrument No. 20130417-0038050, Register's Office for Davidson County, Tennessee.

The street address of this property is 303 Timberway Circle, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of March 2018.

Thomas H. Nguyen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas H. Nguyen**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of March 2018.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $Zero.

Affiant

Subscribed and sworn to before me this 9th day of March 2018

Notary Public
My Commission Expires _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

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