This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 73013 DEEDQC
03/26/2018 11:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180326-0028081

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of March, 2018.

Notary Public

My Commission expires 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Philip Nguyen, Lang Thi Bui, Anh Nguyen & Tracy Ngoc Nguyen
4949 Alexis Drive
Antioch, TN 37013-4223

SEND TAX BILLS TO:
Philip Nguyen, Lang Thi Bui, Anh Nguyen & Tracy Ngoc Nguyen
4949 Alexis Drive
Antioch, TN 37013-4223
MAP AND PARCEL NUMBER: 173040A16000CO

QUITCLAIM DEED

18NT00070

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Phuc Nguyen and Lang Thi Bui, husband and wife and Anh Nguyen, an unmarried man, their heirs and assigns

By these presents do remise, release and **QUITCLAIM** unto

Philip Nguyen and Lang Thi Bui, husband and wife, Anh Nguyen, an unmarried man and Tracy Ngoc Nguyen, an unmarried woman, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 160 on the Plan of Phase 1, Oak Highlands, of record in Plat Book 6900, Pages 432, 433, 434, and 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Phuc Nguyen and Lang Thi Bui, husband and wife and Anh Nguyen, an unmarried man, their heirs and assigns, by Warranty Deed from Maurice A. Brunelle, an unmarried man, dated 03/29/2005 and recorded 04/04/2005 as Document No. 20050404-0036139, Register's Office for Davidson County, TN.

This is an improved property commonly known as 4949 Alexis Dr., Antioch, TN 37013

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.

Witness our hands this 21st day of March, 2018.

PHILIP NGUYEN FKA PHUC NGUYEN
Philip Nguyen fka Phuc Nguyen

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Philip Nguyen fka Phuc Nguyen,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2018

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 3 / 10 / 19

Lang T Bui
Lang Thi Bui

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lang Thi Bui,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2018.

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 3 / 10

ANH NGUYEN
Anh Nguyen

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anh Nguyen,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2018

Notary Public

My Commission expires: 3 / 10 / 19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracy Ngoc Nguyen
Tracy Ngoc Nguyen

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tracy Ngoc Nguyen,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of March, 2018

Notary Public

My Commission expires: 3 / 10 / 19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY