Bill Garrett Davidson County
Batch# 100601 DEEDQC
06/05/2018 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180605-0053645

This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From information provided by parties.
Preparer makes no warranty as to title.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Jenny Trang Hoang	Jenny Trang Hoang	Map 162 13 0A
2208 Green Trails Dr.	2208 Green Trails Dr.	Parcel 012CO
Antioch, TN 37013	Antioch, TN 37013	Group

FOR AND IN CONSIDERATION of no money, but to comply with a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, in its case styled "*Jenny Trang Hoang v. Vincent Nguyen*", I, **VINCENT NGUYEN**,* by these presents do hereby quitclaim and convey unto **JENNY TRANG HOANG**, her successors and assigns, all my right, title and interest in and to the following tract of land:

*formerly known as Linh V. Nguyen

BEING a parcel of land in Davidson County, State of Tennessee, being Lot No. 12 on the plan of Greenwood Subdivision, Phase One, a Planned Unit Development, as of record in Instrument Number 20000922-0094259 amended in Instrument No. 20010605-0058472, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Mt. View, LLC., a Tennessee Limited Liability Company, by Deed from Maceo S. Sawyers and Bobby L. Warfield, of record in Book 10148, Page 976, and by Deeds from 101 Construction Co., a Tennessee Corporation, of record in Book 10148, Page 987, and Bool 10463, Page 919, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Linh Vincent Nguyen, married to Trang Thuy Hoang aka Jenny Trang Hoang, by Warranty Deed from Mt. View, LLC., as of record in Instrument Number 20011204-0133496, recorded on December 4th, 2001, in the Register's Office for Davidson County, Tennessee.

SAID CONVEYANCE is made subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Greenwood Subdivision, of record in Instrument No. 2000922-0094285, amended in Instrument No. 20010711-0073943, and Instrument No. 20011023-0115676, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

This is improved property known as 2208 Green Trails Dr., Antioch, Tennessee 37013.

Witness my hand this 25th day of April, 2018.

VINCENT NGUYEN, formerly known as Linh V. Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, T. J. Jones a Notary Public, in and for said County and State, VINCENT NGUYEN* the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

*formerly known as Linh V. Nguyen.

Witnessed my hand and official seal on this 25th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 1/8/2019

T. J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

JENNY TRANG HOANG

Sworn to and subscribed before me this 27th day of April 2018.

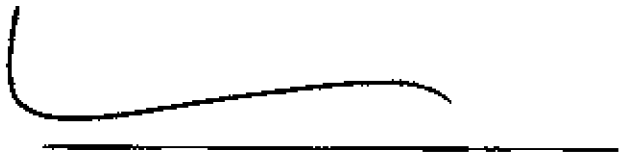
NOTARY PUBLIC

My Commission Expires: 1/8/2019

T. J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

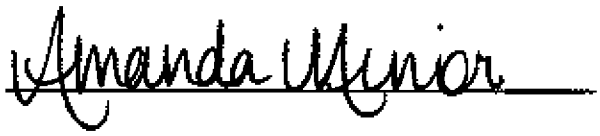
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

