Bill Garrett Davidson County
Batch# 128007 DEEDQC
08/13/2018 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180813-0079583

Prepared by/Return to: Signature Title Services, LLC 4751 Trousdale Drive, Ste 111 Nashville, TN 37220 THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. hongnguyen Affiant Subscribed and sworn to before me, this 9th day of August, 2018 Notary Public My commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Tam Cong Nguyen and To Thi Van Le	**New Owner**	**162 05 0C 054.00**
5515 Country Drive, Apt 54		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Thu-Hong Thi Nguyen and her brother, Tam Cong Nguyen, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Tam Cong Nguyen and wife, To Thi Van Le, herein called "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Townhome Number 54 on the Plan of Hickory Valley Condominiums, a Horizontal Property Regime in Nashville, TN as of record in Plat Book 4460, Page 27, Register's Office for said Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common element of the condominium.

Being the same property conveyed to Thu-Hong Nguyen and Tam Cong Nguyen, married, by Warranty Deed dated September 28, 2015 from James W. Poynter, a married man of record in Instrument Number 20150929-0098637, Register's Office for Davidson County, Tennessee. (Thu-Hong Thi Nguyen and Tam Cong Nguyen were referenced as "married" in the deed of record in Instrument Number 20150929-0098637, but are brother and sister.) The parties attempted to convey Townhouse No. 54 by Quit Claim Deed of record in Instrument Number 20180516-0047008, but that Instrument contained the incorrect Townhouse number.

For recital purposes, the above-described property bears the street address of 5515 Country Drive, Apt 54, Nashville, TN 37211

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 9th day of August, 2018

Thu-Hong Thi Nguyen

Tam Cong Nguyen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Thu-Hong Thi Nguyen and Tam Cong Nguyen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee this 9th day of August, 2018

Notary Public

My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER