G#4799-2

BOX #14

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 132167 DEEDQC
08/23/2018 08:58:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180823-0083524

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

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

Notary Public

My commission expires: March 10, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Khue Minh Le and Hank Huynh	**"New Owners"**	**10203017900**
761 Cedar Crest Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Le and wife, Nancy Le, as to an undivided 50% interest, and Khue M. Le, a married woman, as to an undivided 50% interest

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Khue Minh Le and Hank Huynh, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 1196 on the Plan of Charlotte Park, Section 21, of record in Plat Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, and part of a street that was closed by Metropolitan County Council Bill No. 092-219, Metropolitan Clerks Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to John Le and wife, Nancy Le, by Deed from Marijan Zivanovic and wife, Borjana Zivanovic, of record in Instrument No. 20090325-0026972, Register's Office for Davidson County, Tennessee. And further conveyed to John Le and wife, Nancy Le, as to an undivided 50% interest (the "Entirety Interest"), and Khue M. Le, as to an undivided 50% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, by Quitclaim Deed dated March 23, 2009, from John Le and wife, Nancy Le, and John T. Cook, Trustee, of record in Instrument No. 20090401-0029057, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR, KHUE M. LE.

KHUE M. LE AND KHUE MINH LE BEING ONE AND THE SAME PERSON.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF

ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **395 Annex Avenue, Nashville, TN 37209**.

Witness my/our hand(s) this 22nd day of **August, 2018.**

John Le

Nancy Le

Khue M. Le

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Le and Nancy Le, husband and wife, and Khue M. Le, a married woman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of **August, 2018.**

Katherine Goodson
Notary Public

My Commission Expires: March 10 2019

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.