Karen Y Johnson Davidson County
Batch# 175089 DEEDQC
12/18/2018 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181218-0122675

Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this the 17th day of Dec, 2018

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Bao T. Nguyen & Trinh P. Nguyen **7039 Stone Run Drive** **Brentwood, TN 37027**	**Same**	**172 14 0A 054.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, Bao T. Nguyen hereby conveys, remise, releases and quitclaims unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Section Two, Wexford Downs of record in Book 9700, Pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plan reference made for a more complete and accurate description.

Being the same property conveyed to Bao T. Nguyen by deed from Prudential Residential Services, Limited Partnership, a Delaware limited partnership, of record in Instrument No. 20030403-0044335, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1201 Wexford Downs Lane, Nashville, Tennessee 37211.

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Bao T. Nguyen and Trinh P. Nguyen, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 17 day of Dec, 2018.

Bao T. Nguyen

Amy Cross Nance
TRUSTEE

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 17th day of Dec., 2018.

Notary Public

My Commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 17th day of Dec., 2018.

Notary Public

My commission expires 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emily Hobby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of July, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY