Karen Johnson Davidson County
Batch# 179044 DEEDQC
12/31/2018 09:43:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181231-0126151

PREPARED BY AND RETURN TO:
Tin Nguyen
477 Annex Ave,
Nashville, TN 37209

ADDRESS OF NEW OWNER:	REPONSIBLE FOR TAX PAYMENT:
Hoang M. Nguyen and Thuy Hong Nguyen 477 Annex Ave Nashville, TN 37209	New Owner

TAX MAP – PARCEL NUMBERS: 09015006000

Quitclaim Deed

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **HOANG M. NGUYEN and spouse, THUY HONG NGUYEN and THANH C. NGUYEN and spouse, TRAN T. NGUYET**, hereinafter called the Grantors, have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **HOANG M. NGUYEN and spouse, THUY HONG NGUYEN**, hereinafter called the Grantees, their heirs and assigns, that certain parcel of real estate situated in Davison County, Tennessee, and being further described as follows, to-wit:

Being lot 278, as shown on the map entitled Charlotte Park, Section 6, of record in Plat Book 2900, pages 7 and 8, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HOANG M. NGUYEN and spouse, THUY HONG NGUYEN and THANH C. NGUYEN and spouse, TRAN T. NGUYET by Quitclaim Deed from THANH C. NGUYEN, a married man and BINH C. NGUYEN, a married man, dated 02/24/2011, recorded 03/30/2011, of record in Instrument No. 20110330-0024348, in the Register's Office for Davidson County, Tennessee.

This property commonly known as: **477 Annex Ave, Nashville, TN 37209**

WITNESS MY HAND on this the 31 day of December, 2018.

HOANG M. NGUYEN

JUAN SEBASTIAN ALVAREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THANH C. NGUYEN

JUAN SEBASTIAN ALVAREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THUY HONG NGUYEN

JUAN SEBASTIAN ALVAREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRAN T. NGUYET

JUAN SEBASTIAN ALVAREZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public, HOANG M. NGUYEN and spouse, THUY HONG NGUYEN and THANH C. NGUYEN and spouse, TRAN T. NGUYET, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31 day of December, 2018.

Notary Public: _____

My commission expires: 09/06/2022

JUAN SEBASTIAN ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant: _____

SWORN TO AND SUBSCRIBED BEFORE ME, this the 31 day of December, 2018.

Notary Public: _____

My commission expires: 09/06/2022

JUAN SEBASTIAN ALVAREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY