QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 183140 DEEDQC
01/11/2019 02:19:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190111-0003183

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~1.00~~ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1-7-19

Notary Public

COMMISSION EXPIRES: 12/13/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 545 N. Mt. Juliet Road, Ste. 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
My Ha Nguyen, Thuy Ngoc Mai, and Jamie Nguyen	My Ha Nguyen, Thuy Ngoc Mai, and Jamie Nguyen	164 08 0C 049.00
(Name) 2201 Green Trails Drive	2201 Green Trails Drive	
(Address) Antioch, TN 37013	Antioch, TN 37013	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, MY NGUYEN, a married man, hereinafter referred to as Grantor(s), hereby quitclaim to MY HA NGUYEN AND THUY NGOC MAI, HUSBAND AND WIFE, AND JAMIE NGUYEN, A SINGLE MAN, as Tenants in Common with Right of Survivorship their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Land in Davidson County, Tennessee, Being Lot No. 73 on the Plan of Hamilton Chase Subdivision, Section 2, of record in Instrument Number 20060807-0096557, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to My Nyguyen, a married man, by Warranty Deed from Lake Forest Homes, Inc. and found of record in Instrument number 20170202-0011454, Register Office for Davidson County, Tennessee.

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

Being Improved property known as: 605 Southbeach Cove, Antioch, TN 37013.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature, on this, the 4th day of January, 2019.

My Nguyen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, personally appeared My Nguyen the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2019.

Notary Public - Cheryl A. Dillon

My Commission Expires: 12/13/2022

(SEAL)

WILLIAMSON COUNTY CHERYL A DILLON STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Williamson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature S-E-A-L Comm exp: _____