BOX #14

G#30030-2

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 187382 DEEDQC 01/23/2019 12:09:15 PM 2 pgs Fees: $13.00 Taxes: $155.40 20190123-0006658	The actual consideration for this transfer is $42,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of January, 2019. 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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andy Nguyen Dan	**"New Owner"**	**16206030300**
400 Josephine Court		
Antioch, TN 37013		

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

Victor Pham, a married man, as to a 50% undivided interest, and Andy Nguyen Dan, a married man, as to a 50% undivided interest, as tenants in common, without rights of survivorship

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

Andy Nguyen Dan, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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. 75 on the Plan of Valley Green, of record in Book 4460, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 92.00 feet on the easterly margin of Valley Way Drive and extends back 132.37 feet on the northerly line and 134.09 feet on the southerly line to a dead line in the rear, measuring 65.0 feet thereon.

BEING the same property conveyed to Victor Pham, a married man, as to a 50% undivided interest, and Andy Nguyen Dan, a married man, as to a 50% undivided interest, as tenants in common, without rights of survivorship, by Warranty Deed dated August 16, 2017, from Steve Michaels, unmarried, of record in Instrument No. 20170817-0084591, Register's Office for Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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. 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: **112 Valley Way, Antioch, TN 37013**.

Witness my/our hand(s) this 22nd day of January, 2019.

Victor Pham

Andy Nguyen Dan

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 **Victor Pham,** the bargainor, 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 Nashville, Tennessee, this 22nd day of January, 2019.

Notary Public

My Commission Expires: March 10, 2019

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

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 **Andy Nguyen Dan,** the bargainor, 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 Nashville, Tennessee, this 22nd day of January, 2019.

Notary Public

My Commission Expires: March 10, 2019

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