REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 201951 DEEDQC
03/05/2019 10:36:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190305-0019971

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2022

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 15 DAY OF February 2019.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 3-8-22

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Tu Anh Nguyen
7333 Campton Road
Nashville, TN 37211
181 01 0B 045.00

NEW OWNER:
Tu Anh Nguyen
7333 Campton Road
Nashville, TN 37211

QUIT CLAIM DEED

This indenture is made and entered into this 15th day of February, 2019 between TUYETLAN THI DINH (hereinafter referred to as "GRANTOR") and TU ANH NGUYEN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Section One Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, as shown by a map of record in Instrument No. 20030708-0093537 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Tu Anh Nguyen and Tuyeltlan Thi Dinh by instrument of record in Instrument No. 20060215-0018327 in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 181 01 0B 045.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 7333 Campton Road, Nashville, TN 37211

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

TUYETLAN THI DINH

STATE OF TENNESSEE)
Davidson)
COUNTY OF ~~WILLIAMSON~~)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared TUYETLAN THI DINH, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 15 day of February, 2019.

SEAL

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

NOTARY PUBLIC
COMMISSION EXPIRES: 3-8-22

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.