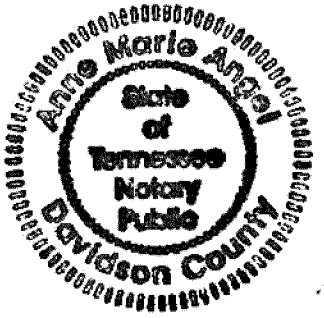
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2019.

Notary Public

COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC, 30 BURTON HILLS BLVD., STE. 210, NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Phuong Kim Huynh and Richard Nguyen	New Owner ~~Same As Owner~~	Map: 162-7 Parcel: 6
(Name)	(Name)	
90 Benzing Road		
(Address)	(Address)	
Antioch, TN 37013		

Karen Johnson Davidson County
Batch# 231542 DEEDQC
05/17/2019 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190517-0046713

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Phuong Kim Huynh, a widow,** hereinafter referred to as Grantor, hereby quitclaims to **Phuong Kim Huynh, unmarried, and Richard Nguyen, unmarried, as tenants in common with rights of survivorship,** hereinafter referred to as Grantees, their heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 79, on the plan of Antioch Park, Section I, as shown on plat of record in Plat Book 3600, page 96, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Van Nguyen and wife, Phuong Kim Huynh, by Warranty Deed from William P. Grisham and wife, Martha H. Grisham, dated November 1, 1996 and recorded on November 15, 1996, of record in Plat Book 10259, page 665, in said Register's Office for Davidson County, Tennessee. The said Van Nguyen died on September 3, 2004, leaving his wife, Phuong Kim Huynh, as the surviving tenant by the entirety. Phuong Kim Huynh has never remarried.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 90 Benzing Road, Antioch, TN 37013.

IN WITNESS WHEREOF, have hereunto set their signatures, on this, the 10 of May, 2019.

Phuong Kim Huynh

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 Phuong Kim Huynh, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing QuitClaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 10 day of May, 2019.

NOTARY PUBLIC

My commission expires: 3/8/2021

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)