**Prepared By:**
Aaron Hughes
3033 Fifth Avenue, Suite 225
San Diego, CA 92103

**When Recorded Mail Document Tax Statements to New Owner:**

Andy Anh Ha
19333 Friar Street
Tarzana, CA 91355

Karen Johnson Davidson County
Batch# 243407 DEEDQC
06/14/2019 10:26:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190614-0057333

# QUITCLAIM DEED

For and consideration of the sum of one dollar ($1.00), cash in hand paid by the hereinafter Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hanh Thi Nguyen, a Married Woman** (hereinafter "Grantor") hereby REMISES, RELEASES and FOREVER QUITCLAIMS to **Andy Anh Ha, a Unmarried Man**, all the rights, title, interest, and claim in or to the following described real property in County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 6A, of Block 9, on the map of Woodmont Estates, as revised by a division of Lot 6, of record in Book 4595, Page 174, Registrar's Office of Davidson County, Tennessee and beginning the westerly portions of the original Lot 6 of Block 9 on the map of Woodmont Estates, of record in Book 974, Page 29, Register's Office for said County, and as revised and shown on the Plan of Woodmont Estates, Section No. 3 of record in Book 1130, Page 99, said Register's Office, and more particularly described as follows:

Beginning at the northwesterly corner on Lot 6A, in the southerly margin of Valley Brook Road; thence south 34° 36' west 274 feet; thence south 52° 14' east 86 feet; thence south 72° 27' east 105 feet to the southwesterly corner of lot 6; thence with the line between Lots 6 and 6A, north 20° 33' east 116.71 feet; thence north 22° 50' east 150.0 feet to a point in the southerly margin of Valley Brook Road; thence westerly with the southerly margin of Valley Brook Road 128.0 feet, to the point of the beginning and containing one acre, more or less.

Being the same property conveyed to Grantor and by deed and instrument number: 20160201-0009273

ALSO KNOWN AS: 2419 VALLEY BROOK ROAD, NASHVILLE, TN 37215

MAP-PARCEL NUMBER: 117-9 114

Date: 6-12-19

Hanh Thi Nguyen

[NOTARY ACKNOWLEDGMENT TO FOLLOW]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
COUNTY OF ~~SAN DIEGO~~ Los Angeles )

On June 12, 2019, before me, Danny A. Rosales, Notary Public, personally appeared HANH THI NGUYEN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the written instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY and the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DANNY A. ROSALES
Notary Public - California
Los Angeles County
Commission # 2206941
My Comm. Expires Jul 24, 2021

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.

Affiant

Subscribed and sworn before me, this 12 day of June, 2019.

Notary

**A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.**

**State of California**
**County of** Los Angeles
**Subscribed and sworn to (or affirmed) before me on this** 12 **day of** June, 2019, **by** Hanh Thi Nguyen, **proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.**

**Signature** _____ **(Seal)**

DANNY A. ROSALES
Notary Public - California
Los Angeles County
Commission # 2206941
My Comm. Expires Jul 24, 2021