BOX #14

G#4827-2

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 245330 DEEDQC
06/19/2019 10:43:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190619-0058982

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2019.

Notary Public

My commission expires: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Victor Pham and Trang Thingoc Nguyen	**"New Owners"**	**162 03 0 107 00**
1109 Pin Oak Lane		
Brentwood, TN 37027		

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

Victor Pham, married

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

Victor Pham and wife, Trang Thingoc Nguyen

HEREINAFTER CALLED THE GRANTEES, THEIR 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:

BEING Lot No. 50 on the Plan of Colewood Hills, Section 1, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Victor Pham by Warranty Deed dated December 12, 2008, from Deborah Beatty Thurman, Executrix (of the Estate) of Larry D. Thurman, and Deborah Beatty Thurman (individually), and William Russell Thurman, of record in Instrument No. 20081219-0121409, Register's Office for Davidson County, Tennessee.

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: **252 Bart Drive, Antioch, TN 37013**.

Witness my/our hand(s) this 18TH day of **June, 2019.**

Victor Pham

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, married,** 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 18TH day of **June, 2019.**

Notary Public

My Commission Expires: 11/8/21

