THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 245761 DEEDQC
06/19/2019 03:29:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190619-0059169

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Quang T. Nguyen Thuy Linh Thi Nguyen 453 Capri Dr. Nashville, TN 37209	Same	090-15-0-018.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Quang T. Nguyen and Long Nguyen,** by these presents does hereby quitclaim and convey unto **Quang T. Nguyen and Thuy Linh Thi Nguyen, husband and wife,** their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1149 on the Map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, page 97, R.O.D.C. Tennessee.

Said Lot No. 1149 front 80.4 feet on the westerly side of Capri Drive and runs back between lines, 173.5 feet on the northerly side and 151.7 feet on the southerly side to a line in the rear measuring 90 feet thereon.

Being the same property conveyed to Ollie Mae Williams Lane, unmarried, by Warranty Deed from Don Allen Phillips and wife, Peggy P. Phillips, dated September 22, 1999, as of record in Instrument No. 20000104-0000849, Register's office for Davidson County, Tennessee. The said Ollie Mae Williams Lane having since died and subject property being vested in William Jerry Corlew, Bobby Ray Corlew, Linda E. Edens and Deanna C. Williams, heirs as named in Affidavit of Heirship as of record in Instrument No. 20110715-0054245, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quang T. Nguyen and Long Nguyen, by Warranty deed from William Jerry Corlew and Bobby Ray Corlew and Linda E. Edens and Deanna C. Williams, of record in Instrument No. 20111004-0076688, Register's Office for Davidson County, Tennessee, dated September 30, 2011 and recorded on October 4, 2011.

Being also known as 4045 Pine 453 Capri Dr., Nashville, TN 3720.

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 14 day of June 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14 day of June 2019.

Long Nguyen

Quang T. Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Long Nguyen and Quang T. Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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Witness my hand and seal this the 14 day of June 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021