Karen Johnson Davidson County
Batch# 276947 DEEDQC
08/27/2019 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190827-0086373

| Address New Owner As: | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ky Nguyen and Thu Thuy Thi Cao<br>7016 Poplar Creek Trace<br>Nashville, TN 37221 | New Owner | 155-08-0A-005 |

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 26th day of August, 2019.

Notary Public

My Commission Expires: 3/8/2021
(Affix Seal)

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Ky Nguyen**, a married man, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Ky Nguyen and Thu Thuy Thi Cao,** husband and wife, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Poplar Creek Estates, Phase 1 of record in Plat Book 6250, Page 647, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ky Nguyen, a married man, by Warranty Deed dated August 26, 2019, and recorded August 27, 2019, of record in Instrument No. 20190827-0086297, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7016 Poplar Creek Trace, Nashville, TN 37221**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

**IN WITNESS WHEREOF**, this instrument has been executed this the 29th day of August, 2019.

**GRANTOR:**

Ky Nguyen

STATE OF TENNESSEE )

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ky Nguyen, the within named bargainor, with whom I am personally acquainted, and who, upon oath, executed that he executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, this the 29th day of August, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission Expires: 9-20-21

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM