32461-5 Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 300129 DEEDQC
10/14/2019 08:35:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191014-0104762

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2019.

Notary Public

My commission expires: 9/7/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS 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
Hien Pham **Vy X Nguyen**	"New Owner"	**102-03-0-154.00**
420 Annex Avenue		
Nashville, TN 37209		

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, WE,

Hien Pham, a single woman, and Vy X Nguyen, a single woman, joint tenants with full right of survivorship

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

Vy X Nguyen, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 1220 on the Plan of Charlotte Park, Section 21, of record in Plat Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot fronts 75 feet on the east side of Annex Avenue and extends back 154.7 feet on the north line and 152.5 feet on the south line to a line in the rear measuring 75.10 feet thereon.

BEING the same property conveyed to Hien Pham, a single woman, and Vy X Nguyen, a single woman, joint tenants with full right of survivorship, by Deed dated November 30, 2018 from Larry W. Curtis and wife, Linda S. Curtis, of record in Instrument No. 20181203-0117358, 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: **420 Annex Avenue, Nashville, TN 37209**

Witness my/our hand(s) this **7th** day of **October, 2019.**

Hien Pham

Hien Pham

Vy X Nguyen

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 **Hien Pham and Vy X Nguyen,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **October, 2019.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON