BOX 10-A

Karen Johnson Davidson County
Batch# 364836 DEEDQC
02/28/2020 08:55:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200228-0022272

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Tommy Hoang 405 Eagle Ridge Nashville, TN 37209	Same	114140A05900CO

I, **PHUONG H. NGUYEN,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **TOMMY HOANG** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 59, on the Final Major Subdivision, PINE RIDGE ESTATES, Phase 2, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed from Dalamar Homes, LLC, a Tennessee limited liability company by Special Warranty Deed to Tommy Hoang and Phuong H. Nguyen, husband and wife, recorded on the 25th day of January, 2019 of record in Instrument No. 20190125-0007478, Register's Office for Davidson County, Tennessee. This conveyance is made pursuant to Divorce of record in Docket No. 19D1166 in the Circuit Court for Nashville, Davidson County, Tennessee.

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

This property is known as: 405 Eagle Ridge, Nashville, TN 37209

IN WITNESS WHEREOF, I have hereunto set my hand on this the 21st day of February, 2020.

X
Phuong H. Nguyen

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Phuong H. Nguyen** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of February, 2020.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: _____

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

X
Affiant

Subscribed and sworn to before me, this the 21st day of February, 2020.

Notary Public

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022