Karen Johnson Davidson County
Batch# 417901 DEEDQC
06/18/2020 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200618-0063659

**THIS INSTRUMENT PREPARED BY:**

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

# 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: |
|---|---|---|
| Thuy Thanh Duong<br>504 Erna Court,<br>Antioch, Tennessee 37013 | New Owner | 162-16-D-53.00 CO |

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, **Thuy Thanh Duong, a single woman and Hanh Thi Nguyen, a married woman***, by these presents does hereby quitclaim and convey unto **Thuy Thanh Duong, a single woman,** her 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 7, HONEY BROOK SUBDIVISION. SECTION THREE, as shown on plat of record in Plat Book 7900, Pages 379 and 380, as amended in Book 8729, Page 444, in the Register's Office, Davidson County. Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Thuy Thanh Duong, married, Hanh Thi Nguyen, married, Khoi Kim Nguyen and wife, Dung Thi Nguyen by Warranty Deed from Joseph H. Sircy and Carol A. Sircy, recorded on the 24th day of September, 2007 in Instrument No. 20070924-0113554, in the Register's Office of Davidson County, Tennessee. Said Thuy Thanh Duong is now unmarried.**

**Being the same property conveyed to Thuy Thanh Duong, a single woman and Hanh Thi Nguyen, a married woman, by Quitclaim deed from Thuy Thanh Duong, Hanh Thi Nguyen, Khoi Kim Nguyen, and Dung Thi Nguyen of record in Instrument No. 20121128-0109350 Register's Office for Davidson County, Tennessee, dated November 12, 2012 and recorded on November 28, 2012.**

**Being also known as 504 Erna Court, Antioch, Tennessee 37013.**

**Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 10th day of June 2020.

Affiant

My commission expires: 3/6/24 (Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of June 2020.

**Hanh Thi 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 **Hanh Thi 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.

.

Witness my hand and seal this the 10th day of June 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

