BOX #14

G#34203-2

QUITCLAIM DEED

State of Tennessee
County of Davidson

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

Affiant

Karen Johnson Davidson County
Batch# 549308 DEEDQC
01/07/2021 10:09:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210107-0003197

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 6th day of January, 2021.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

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
Natalie Nhi Nguyen and Lan T. Nguyen	**JPMorgan Chase Bank, N.A.**	**114 00 0 069 00**
7664 Charlotte Avenue	**P. O. Box 78420**	
Nashville, TN 37209	**Phoenix, AZ 85062-8420**	

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, I,

Lan T. Nguyen, an un-remarried widow

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

Natalie Nhi Nguyen, a single woman, as to an undivided 99% interest, and Lan T. Nguyen, an unmarried woman, as to an undivided 1% interest, as tenants in common with right of survivorship

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 the 8th Civil District of Davidson County, Tennessee, and designated as Tract No. 2 of a survey made by John M. Sullivan, Surveyor, on September 30, 1999, and described as follows:

TRACT No. 2 begins at a point in the center of U.S. Highway 70 North, also known as Charlotte Pike, this point being 132.0 feet West of the Northwest corner of the property conveyed to Leo Patterson, et ux, by Deed of record in Book 1274, Page 273, in the Register's Office for Davidson County, Tennessee; thence, in a westerly direction along the center line of Highway 70, North

134.0 feet to a point; thence, North 4 degrees 48' East 479.8 feet to a point; thence, South 84 degrees 30' East 127.2 feet to a point; thence, South 436.5 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Lan T. Nguyen and Hoi Nguyen, husband and wife, by Warranty Deed dated August 31, 2015, from Jeremiah A. Owolabi and wife, Shade Owolabi, of record in Instrument No. 20150902-0089331, Register's Office for Davidson County, Tennessee (shown as husband and wife in error, Lan T. Nguyen being the wife). Said interest is now vested in Lan T. Nguyen as surviving tenant by the entirety, the said Hoi Nguyen died December 3, 2020.

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

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC.JOHN T. COOK, P.C., 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: **7664 Charlotte Avenue, Nashville, TN 37209**.

Witness my/our hand(s) this **6th** day of **January, 2021.**

Lan T. 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 **Lan T. Nguyen, an un-remarried widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **January, 2021.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/24