BOX #14

G#34204-2

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

20210107-0003198

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
Ben Nguyen and Lan T. Nguyen	**National City Mortgage Company**	**102 04 0 160 00**
6512 Cougar Drive	**P. O. Box 17677**	
Nashville, TN 37209	**Baltimore, MD 21297-1677**	

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

Ben Nguyen, a married man, 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 Davidson County, Tennessee, being Lot No. 785 on the Plan of Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Hoi Nguyen and Lan T. Nguyen, husband and wife, by Warranty Deed dated November 30, 2000, from Thomas Lewis Dodson and wife, Mary Elizabeth Dodson, of record in Instrument No. 20001207-0120829, Register's Office for Davidson County,

Tennessee. The said Lan T. Nguyen and wife (should have been husband), Hoi Nguyen, conveyed the property to Lan T. Nguyen and wife (should have been husband), Hoi Nguyen, and Cu Nguyen, an unmarried person, by Quitclaim Deed dated June 2, 2003, of record in Instrument No. 20030611-0080739, said Register's Office. Said property was further conveyed to Lan T. Nguyen and Hoi Nguyen by Quitclaim Deed dated March 20, 2013, from Lan T. Nguyen and wife (should have been husband), Hoi Nguyen, and Cu Nguyen, a single person, of record in Instrument No. 20130320-0027713, Register's Office for Davidson County, Tennessee. Said interest is now vested in Lan T. Nguyen as surviving tenant by the entirety, the said Hoi Nguyen (husband) died December 3, 2020.

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./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: **6512 Cougar Drive, 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: 12/12/24