Karen Johnson Davidson County
Batch# 573919 DEEDQC
02/12/2021 11:45:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210212-0020299

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

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Giap Van Nguyen and Vong Thi Mai 516 American Road Nashville, TN 37209	Same	090-16-65

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I, **NGOC PHUONG THI NGUYEN** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **GIAP VAN NGUYEN AND SPOUSE, VONG THI MAI** their heirs and assigns, the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Charlotte Park Subdivision, Section I of record in Plat Book 2663, page 2,3,4,5, and 6, Register's Office for said County.

Said Lot No. 88 fronts 70 feet on the northeasterly margin of American Road and extends back 150 feet on the northwesterly line and 110 feet on the southeasterly line to a dead line in the rear, measuring 80.7 feet thereon.

Being the same property conveyed to Giap Van Nguyen and Spouse, Vong Thi Mai and Ngoc Phuong Thi Nguyen by Warranty Deed from Joyce Faye Dennington, married, recorded on the 5th day of November 1996 of record in Book 10249, Page 867 and re-recorded in Book 10255, Page 909 in the Register's Office for Davidson County, Tennessee.

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

This is improved property known as: 516 American Road, Nashville, TN 37209

This property was never the marital residence of the Grantor herein named.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of February 2021.

NGOC PHUONG THI NGUYEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NGOC PHUONG THI 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 11TH day of February 2021.

Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 11th day of February 2021.

Notary Public

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