THIS INSTRUMENT PREPARED BY:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 583818 DEEDQC
03/04/2021 09:03:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210304-0028019

Box 14
34240-3

ADDRESS NEW OWNER AS FOLLOWS:
Owen Nguyen
420 Moore Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
NEW OWNER

PARCEL ID
105-07-0-378.00

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thanh Van Nguyen, an unmarried man**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Owen Nguyen, an unmarried man** hereinafter called the Grantee, his heirs and assigns, all of Grantor's interest in 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. 16 on the Plan of Rains Heights, of record in Plat Book 2663, Page 85, 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 Thanh Van Jguyen and Trung Phan by Warranty Deed dated November 1, 1994 from Larry E. Jordan and wife, Joyce J. Jordan, of record in Instrument No. 20050411-0039426, Register's Office for Davidson County, Tennessee. The said Trung Phan having quitclaimed to Tranh Van Nguyen by Quitclaim Deed dated March 28, 2005, of record in Instrument No. 20050411-0039426, Register's Office for Davidson County, Tennessee. The said Thanh Van Nguyen has since become a naturalized United States citizen. As part of the naturalization process, his name was legally changed to Owen Nguyen.
>
> Commonly known as: 420 Moore Ave, Nashville, TN 37203

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Thanh Van Nguyen, who is now known as Owen Nguyen, to vest ownership of the property in Owen Nguyen, which is his current legal name.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS

IN WITNESS WHEREOF, this instrument has been executed this 10 day of February 2021.

Thanh VAN Nguyen
Thanh Van Nguyen

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thanh VanNguyen**, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of February 2021.

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 10 day of February 2021.

Notary Public
My commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON