This instrument prepared by:
NOTESTINE LAW FIRM
Trent North Notestine
Attorney at Law, BPR #037211
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

Re: 411 Grosse Point Court
Nashville, Tennessee 37209
Davidson County, Tennessee
Map & Parcel: 90-16, 267

Karen Johnson Davidson County
Batch# 585300 AFFIDAVITH
03/05/2021 11:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210305-0029144

AFFIDAVIT OF HEIRSHIP

State of Tennessee}
County of Davidson}

The undersigned, Affiant, Lisa Thuynga Vo, being first duly sworn, deposes and states, under oath as follows:

A. Duc Van Nguyen had a one-eighth (1/8) interest in the real property described as and located at 411 Grosse Point Court, Nashville, Tennessee 37209 (the Property). This property is also owned by Tam Thi Nguyen, Tuyet Thi Nguyen, Thuong Thi Nguyen, Tung Thi Nguyen, Lien Thi Nguyen, Minh Van Nguyen, and My Trang Thi Nguyen. **[See Exhibit A- Grosse Point Quitclaim Deed].**

B. Duc Van Nguyen passed on April 27th, 2009. Duc Van Nguyen passed away without a will. As the Property was not mentioned specifically in a will, the Property passes outside the estate similar to the laws of intestacy to the nearest heirs-at-law as seen in Tenn. Code. Ann §31-2-104.

C. At the time of Duc Van Nguyen's passing, he had four (4) heirs at law. He was survived by his wife, Naila Manuel Nguyen and his daughters Duy-Anh Manuel Nguyen, Duy-Linh Manuel Nguyen, and Duy-Hanh Manuel Nguyen.

D. As Naila Manuel Nguyen, Duy-Anh Manuel Nguyen, Duy-Linh Manuel Nguyen, and Duy-Hanh Manuel Nguyen are the only heirs-at-law, they all gain a combined one-eighth (1/8) interest in the Property as tenants in common.

E. Individually, Naila Manuel Nguyen shall receive a one-third (1/3) of Duc Van Nguyen original one-eighth (1/8) interest as his spouse. Duy-Anh Manuel Nguyen, Duy-Linh Manuel Nguyen, and Duy-Hanh Manuel Nguyen will receive a combine two-thirds (2/3) interest of Duc Van Nguyen original one-eighth (1/8) interest.

F. This affidavit is executed and intended for the express purpose of being an Affidavit of Heirship pursuant to the provisions of Tenn. Code. Ann §30-2-712. The undersigned acknowledges that he/he has executed this affidavit of his/her free will and will be subject to any penalty described in Tenn. Code. Ann §30-2-712 if he/he knowingly has made any false statements herein.

G. The Affiant had known Duc Van Nguyen for over Fifteen (15) Years.

FURTHER THE AFFIANT SAITH NOT.

LISA THUYNGA THI VO

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Subscribed, sworn to, and acknowledged before me by Lisa Thuynga Vo, the declarant, and subscribed and sworn to before me by _____ and _____ witnesses, this 4th day of March 2021.

NOTARY PUBLIC

My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021

FORM NO WD-1

Davidson County DEEDQC
Recvd: 03/14/02 10:46 2pgs
Fees:12.00 Taxes:0.00

20020314-0032264

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 20 02

Notary Public

MY COMMISSION EXPIRES: 2-26-06

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nguyen Van Duc et al (NAME)	REGIONS MORTGAGE, INC (NAME)	
411 Grosse Point Court (STREET ADDRESS OR ROUTE NUMBER)	P O BOX 5609 (STREET ADDRESS)	90-16
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	267

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Nguyen Van Duc and Do Thi Diem, retaining a life estate in Nguyen Am Van and Do Diem Thi ~~QUITCLAIMED OUR INTEREST~~ HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nguyen Tam Thi, Nguyen Duc Van, Nguyen Tuyet Thi, Nguyen Thuong Thi, Nguyen Tung Thi, Nguyen Lien Thi, Nguyen Minh Van, Nguyen My Trang Thi HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 547 on the Plan of Charlotte Park, Section Eight, of record in Book 2900, Pages 45 and 46, Register's Office for said County.

Being the same property conveyed to Grantors in book 5938, page 960, said Register's Office.

This is unimproved / improved property, known as 411 Grosse Point Court, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of March, 20 02

NGUYEN VAN DUC — NGUYEN VAN DUC

Do thi Do — DO THI DIEM

202103050029144

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Nguyen Van Duc and Do Thi Diem

the bargainors ___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of March, 20 02

Commission Expires 5/26/02

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this ___ day of _____, 20___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

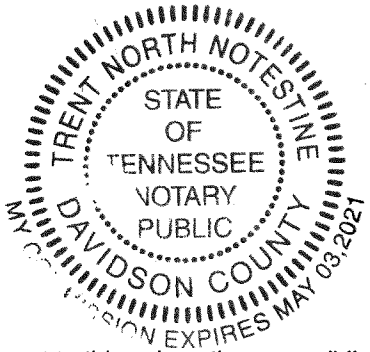
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731