THIS INSTRUMENT PREPARED BY:

Karen Johnscn Davidson County
Batch# 603331 DEEDQC
03/31/2021 10:35:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210331-0042180

Box 14
33984-3

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

ADDRESS NEW OWNER AS FOLLOWS:
Tuan Nquyen
1019 Downey Road
Nashville TN 37205

SEND TAX BILLS TO:
NEW OWNER

PARCEL ID
102-14-0-0-010-00

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 **Johnathan T. Nguyen, a married man**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Tuan 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 part of Lot No. 21 on the Plan of Brook Meade Addition, Section I, of record in Plat Book 2663, Page 53, Register's Office for Davison County, Tennessee, being more particularly described as follows.

Beginning at the iron pin in the westerly margin of Downey Drive, said point being the common front corner of Lots No. 21 and 22; thence with the line between said two lots, westerly 204.8 feet to a point; said point being the easterly point of a triangular part of Lot No. 21 conveyed to the State of Tennessee by J. B. Downey & Sons, Inc., of record in Book 3032, page 391, said Register's Office; thence along the State's southeasterly line, southwesterly 84.1 feet to a point, westerly boundary of said subdivision; thence with said boundary of said subdivision, South 1 deg. 31' West 129.5 feet to a point, said point being the common rear corner of Lots 20 and 21; easterly 236.4 feet to the westerly margin of Downey Drive; thence along the westerly margin of Downey Drive along a curve having a radius of 538.5 feet, 134.0 feet to the point of beginning.

Being the same property conveyed to Tuan Thanh Nguyen, married and Jonathan T. Nguyen, married, as Tenants in Common by Deed dated January 24, 2018 from Katie Lee Terry and Peter Terry, wife, and husband, of record in Instrument No. 20180129-0008907, Register's Office for Davidson County, Tennessee.

Commonly known as: 1019 Downey Drive, Nashville TN 37205

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

This Quitclaim Deed has been executed and delivered by Johnathan T. Nguyen to vest ownership of the property in Tuan Thanh Nguyen.

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 OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of March 2021.

Johnathan T. Nguyen

STATE OF Oregon]
COUNTY OF Washington]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Johnathan T. Nguyen**, 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 11th day of ~~February~~ March 2021.

OFFICIAL STAMP
TAJUDEEN OLADIMEJI RAHMON
NOTARY PUBLIC - OREGON
COMMISSION NO. 976958
MY COMMISSION EXPIRES JULY 11, 2022

Notary Public
My Commission Expires: July 11th 2022

STATE OF Tennessee]
COUNTY OF Davidson]

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

Affiant

Subscribed and sworn to before me this 24th day of March 2021.

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission Expires: 11/6/2024