Karen Johnson Davidson County
Batch# 629098 DEEDQC
05/05/2021 09:48:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210505-0060054

X-0453
Box 14

THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER AS FOLLOWS:
Thai Nguyen and Nhi Thi Yen Do
593 Hill Creek Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL
041-08-0-049-00

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 **Thai Nguyen, a married man;** hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Thai Nguyen and Nhi Thi Yen Do, as joint tenants with the right of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 2 on the plan of Bellshire Walgreens, of record in Instrument No. 20040713-0083340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thai Nguyen, a married man, from Margaret A. Ellis, an unmarried woman, by Warranty Deed dated April 17, 2019, of record in Instrument No. 20190422-0036345, Register's Office for Davidson County, Tennessee.

This improved real property known as **1117 Old Hickory Blvd, Nashville, Tennessee 37207.**

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

This Quitclaim Deed has been executed and delivered by Grantor in order to establish a joint tenancy with the right of survivorship between Thai Nguyen and Nhi Thi Yen Do.

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 LEGAL DESCRIPTION ABOVE IS THE SAME AS THE DESCRIPTION CONTAINED IN THE PRIOR DEED REFERENCED HEREIN. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 04 day of May, 2021.

Thai Nguyen

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

WITNESS my hand, at office this 4 day of May, 2021.

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

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

Affiant

Subscribed and sworn to before me this 4 day of May, 2021.

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

Notary Public
My commission expires: 11/8/21