X-0458B

Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 661475 DEEDQC
06/22/2021 10:11:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210622-0083853

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 21 day of June, 2021.

Notary Public

My commission expires: 12/16/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Giang T. Nguyen	**"New Owner(s)"**	**102-04-0-038.00**
410 Goodman Dr		
Gallatin, TN 37066		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Liem Thi Le, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Giang T. Nguyen, a unmarried woman, as to a 50% undivided interest, Robert Nguyen, an unmarried man, as to an undivided 25% interest and Daniel Nguyen, an unmarried man, as to an undivided 25% interest, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 688 on the Plan of Map Charlotte Park, Section II, of record in Plat Book 2900, Page 79-80, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the northeasterly margin of River Rouge Drive, common corner of Lots Nos. 682 and 688; thence northeasterly with the line between Lots Nos. 682 and 688, 118.0 feet to a common corner of Lots Nos. 681, 682 and 688; thence with the line between Lots Nos. 681 and 688, 60.2 feet to a point; thence south 56°40' East 80.2 feet to a point; thence southwesterly 155.7 feet to a point in the northeasterly margin of River Rouge Drive; thence with the curve of said Drive in a northwesterly direction, 44.9 feet; 21.0 feet; and 40.6 feet to the point of BEGINNING.

BEING the same property conveyed to John Ivy Jones and wife, Cleva Gourley Jones, as tenants by the entirety by deed from William B. Dawson and wife, Elizabeth Jane Dawson, of record in Book 3952, page 399, Register's Office for Davidson County, Tennessee; and, in which Cleva Gourley Jones was the surviving tenant by the entirety, the said John Ivy Jones having died on September 25, 2008 and the said Cleva Gourley Jones having died on November 15, 2008 and being the same property that the said Cleva Gourley Jones directed be administered as part of her estate by the Executor of her Last Will and Testament, the original of which is on file in the Probate Section of the Circuit Court Clerk's Office, Nashville, Davidson County, Tennessee, Docket No. 08P-1647. Said property was further conveyed to Liem T. Le, married by deed Warranty Deed dated January 15, 2009 from Stephen O. Jones, Executor of the Last Will and Testament of Cleva Gourley Jones, deceased.

SAID property conveyed herein is not the place of residence of the Grantor or her spouse.

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

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **504 River Rouge Drive, Nashville, TN 37209**

Witness my/our hand(s) this 21 day of **June, 2021.**

Liem Thi Le

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Liem Thi Le, a married woman,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of **June, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24