Karen Johnson Davidson County
Batch# 838114 DEEDQC
04/11/2022 02:29:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220411-0041831

Return to:

SOLIDIFI--TITLEMAX
88 SILVA LANE
MIDDLETOWN RI 02842
FILE NO. ARV-R-71632

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAN T. NGUYEN	HAN T. NGUYEN	162-06-0-287-00
187 TOWNES DRIVE NASHVILLE, TN 37211	187 TOWNES DRIVE NASHVILLE, TN 37211	**TCA 67-4-409(a)(1)**

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, **HAN T. NGUYEN AND NGOC M. THAI**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **HAN T. NGUYEN** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO 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 ALL OF LOT NO. 59, ON THE PLAN OF VALLEY GREEN, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 4460, PAGES 96 & 97, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

THIS BEING THE SAME PROPERTY CONVEYED TO HAN T. NGUYEN AND NGOC M. THAI FROM TERRI NICOLE ANDERSON, AN UNMARRIED WOMAN AND CATHY SUE CROOK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IN A DEED DATED JUNE 7, 2019 AND RECORDED JUNE 10, 2019 AS INSTRUMENT NO. 20190610-0055154.

Property known as, 187 TOWNES DR , NASHVILLE, TN 37211

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 my hand this 16 day of November, 2021.

HAN T. NGUYEN

NGOC M. THAI

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Dennis L Lewis Jr of the state and county mentioned, personally appeared **HAN T. NGUYEN** and **NGOC M. THAI**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
Printed Name: Dennis L Lewis Jr
My Commission Expires: 05/03/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10** .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, _____ of the state and county mentioned, personally appeared **HAN T. NGUYEN** and **NGOC M. THAI**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DENNIS L LEWIS JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

Printed Name: _____

My Commission Expires: 05/03/2025

Tennessee Certification of Electronic Document

I, Kim Lambert, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/16/2021 (date of document).

Affiant Signature

12/7/21
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

WILLIAM E CURTIS JR
Notary Public - State of Florida
Commission # HH 111758
My Comm. Expires Mar 31, 2025
Bonded through National Notary Assn.

NOTARY'S SEAL

WILLIAM E CURTIS JR
Notary Public - State of Florida
Commission # HH 111758
My Comm. Expires Mar 31, 2025
Bonded through National Notary Assn.

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 59, ON THE PLAN OF VALLEY GREEN, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 4460, PAGES 96 & 97, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS AS TO LOCATION AND DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TERRI NICOLE ANDERSON, UNMARRIED AND CATHY SUE CROOK, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED DATED FEBRUARY 20, 2014 FROM PAUL S. MATTHEWS AND WIFE, VICKI M. MATTHEWS, RECORDED FEBRUARY 21, 2014, IN INSTRUMENT NUMBER 20140221-0014973, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #162-06-0-287-00

THIS BEING THE SAME PROPERTY CONVEYED TO HAN T. NGUYEN AND NGOC M. THAI FROM TERRI NICOLE ANDERSON, AN UNMARRIED WOMAN AND CATHY SUE CROOK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP IN A DEED DATED JUNE 7, 2019 AND RECORDED JUNE 10, 2019 AS INSTRUMENT NO. 20190610-0055154.

Property Commonly Known As: 187 Townes Dr, Nashville, TN 37211
Parcel ID: 162-06-0-287-00