BOX #14

X-0458C (kg)

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 919522 DEEDQC
09/21/2022 09:46:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220921-0104859

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2022.

Notary Public

My commission expires: Jan. 3, 2023

(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"**	**102 04 0 038 00**
410 Goodman Drive		
Gallatin, TN 37066		

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

Giang T. Nguyen, an unmarried woman, as to a 50% undivided interest, and 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 GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Giang T. Nguyen, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 of Charlotte Park, Section II, of record in Plat Book 2900, Pages 79-80, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northeasterly margin of River Rouge Drive, common corner of Lot Nos. 682 and 688; thence, northeasterly with the line between Lot Nos. 682 and 688, 118.0 feet to a common corner of Lot Nos. 681, 682 and 688; thence, with the line between Lot 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 Liem T. Le, married, by Warranty Deed dated January 15, 2009, from Stephen O. Jones, Executor of the Last Will and Testament of Cleva Gourley Jones, deceased, of record in Instrument No. 20090126-0006777, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Giang T. Nguyen, an unmarried woman, as to a 50% undivided interest, Robert Nguyen, an unmarried man, as to an undivided interest, and Daniel Nguyen, an unmarried man, as to an undivided interest, as joint tenants with right of survivorship, by Quitclaim Deed dated June 21, 2021, from Liem Thi le, a married woman, of record in Instrument No. 20210622-0083853, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

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 **8th** day of **September, 2022.**

Giang T. Nguyen

Robert Nguyen

Daniel Nguyen

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 **Giang T. Nguyen, an unmarried woman, and Robert Nguyen, an unmarried man, and Daniel Nguyen, an unmarried man,** 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 **8th** day of **September, 2022.**

Katherine Goodson
Notary Public



My Commission Expires: Jan. 3, 2023