Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Name and Address of New Owner:
Giang Thi Nguyen
504 River Rouge Drive
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1061600 DEEDQC
10/18/2023 08:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231018-0081550

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Magnolia Title and Escrow, Inc./lgh
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 102-04-0-038-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Giang T. Nguyen, an unmarried woman** "the Grantor," convey and quitclaim unto **Giang Thi Nguyen, an unmarried woman** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

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, 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 Giang T. Nguyen, an unmarried woman by Quit Claim Deed from 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 of record as Instrument No. 20220921-0104859 in the Register's Office for Davidson County, Tennessee, dated September 8, 2022 and recorded on September 21, 2022.

For Information Only: Being Parcel 102-04-0-038-00
Being also known as 504 River Rouge Drive, Nashville, TN 37209

Giang T. Nguyen and Giang Thi Nguyen are one and the same person.

202310180081550

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of October, 2023.

_____(SEAL)
GIANG T. NGUYEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2023, before me personally appeared GIANG T. NGUYEN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2023.

_____
Notary Signature
My commission expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of October, 2023.

_____
Notary Signature
My commission expires:

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026

Certificate of Authenticity

I, Jamika Jones, 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 **10/11/2023**.

Jamika Jones

Affiant Signature

October 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

17th day of October, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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