BILL GARRETT, Davidson County
Trans:T20140054597 DEEDQC
Recvd: 07/29/14 09:30 2 pgs
Fees:12.00 Taxes:0.00
20140729-0067113

This Instrument Prepared By & Return to:
Margaret R. Means, Attorney at Law
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

NEW OWNER &
SEND TAX BILLS TO:
Karen Chan
2736 Bobby Avenue
Nashville, TN 37216

Tax Map & Parcel: 73-1-115

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, Sisanay Thach and wife, Saly Chan Thach, do hereby bargain, sell, release, remise, quitclaim and convey unto Karen Chan, unmarried, all our rights, title and interest in and to the following described real estate, to-wit:

Improved Property Known As: 2736 Bobby Avenue Nashville, TN 37216

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of HAPPY VALLEY SUBDIVISION, SECTION "C", as described according to a survey by John Kohl, dated October 14, 1977 and as referred in Book 4042, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 75 feet on the southerly margin of Bobby Avenue and runs back between parallel lines, 140 feet to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Sisanay Thach and wife, Saly Chan Thach by Warranty Deed from David F. Read and wife, Maggie K. Read of record in Book 8189, page 879, Register's Office for Davidson County, Tennessee.

S & T R S.T

Initial(s).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 25th day of July, 2014.

Roger Sisanay Thach
Sisanay Thach

Saly Chan Thach
Saly Chan Thach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2014, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sisanay Thach and Saly Chan Thach** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be their free act and deed.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Roger Sisanay Thach
Affiant

Subscribed and sworn to before me this 25th day of July, 2014.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017