BILL GARRETT, Davidson County
Trans: T20150051715 DEEDQC
Recvd: 06/29/15 08:36 2 pgs
Fees: 12.00 Taxes: 0.00

20150629-0061959

QUITCLAIM DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATIO... GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-8-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Tien Tran	SAME	102-04-121.00
(NAME)	(NAME)	
6469 Thunderbird Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jimmy Tien Tran and wife, Hong Hoa Thi Nguyen**, hereinafter called the Grantor(s), have quitclaimed unto **Jimmy Tien Tran**, hereinafter called the Grantee(s), his/her/its/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

EXHIBIT "A"

BEING Lot No. 1101 on the Plan of Charlotte Park, Section 19, as shown by plat of record in Plat Book 3600, Page 83, of the Register's Office of Rutherford County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 1101 fronts 81.38 feet on the southeasterly margin of Thunderbird Drive and extends back between lines measuring 150.2 feet on the southwesterly line and 151.8 on the northeasterly line to a dead line in the rear measuring 89.8 feet thereon.

Being the same property conveyed to Jimmy Tien Tran and wife, Hong Hoa Thi Nguyen by deed from Thoung Nguyen and husband, Toan Tran, dated 8-20-07 of record in Instrument #20070911-0108894, Register's Office for said County.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☑ property, known as **6469 Thunderbird Drive Nashville TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hand(s) this 23rd day of June, 2015.

Jimmy Tien Tran

Hong Hoa Thi Nguyen

State of Tennessee
County of Rutherford

Personally appeared before me **Jimmy Tien Tran and wife, Hong Hoa Thi Nguyen**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2015.

Notary Public Carla R. Dillard
My Commission Expires: 2-8-16

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

RETURN TO:
Southeast Title of Murfreesboro, LLC
805 South Church Street
Suite 11
Murfreesboro, TN 37130