THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDQC
Recvd: 10/16/15 14:00	4 pgs
Fees:22.00 Taxes:0.00	
20151016-0105555	

QUITCLAIM DEED

THIS INDENTURE, Made this 2 day of OCTOBER, 20 15, by and between Duoc V Tran,an unmarried person and Diane Tran, who acquired title as Tam D. Dien, an unmarried person of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Diane Tran, a single woman, and Mai T Le, a single woman of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 6106 NASHUA AVENUE, NASHVILLE TN, 37209).

BEING the same premises which Fuad Askerov and Emma Saakova, by Isfira Askerova, her attorney in fact in deed dated 6/24/2010 and recorded 7/7/2010 in the DAVIDSON County Recorder's Office in Deed Book Volume 20100707-0053140, page , granted and conveyed to Duoc V Tran an umarried person and Tam D Dien, and unmarried person .

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of zero DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

TAXPAYER/OWNER: Diane Tran
ADDRESS: 6106 NASHUA AVENUE, NASHVILLE TN, 37209

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DUOC V. TRAN

Diane Tran who acquired TAM D. DIEN
DIANE TRAN Who acquired title as TAM D. DIEN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Duoc V. Tran & Diane Tran who Aquire title as Tam D. Dien to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 2 day of October, 2015.

Ella K. Butler
Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, 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. TAX EXEMPT NAME CHANGE

Diane Tran who acquired TAM D. DIEN
Affiant

Subscribed ~~and sworn~~ to before me this 2 day of October, 2015.

Ella K Butler

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

PROPERTY ADDRESS: 6106 NASHUA Avenue, NASHVILLE, TN 37209

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Mosswood Heights, Section 2 of record in Plat Book 4175, Page 155, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 37 fronts 58.1 feet on the northerly margin of Nashua Avenue and extends back 122.0 feet on the westerly line and 122.0 feet on easterly line to a dead line in the rear, measuring 58.1 feet thereon.

Being the same property as conveyed from Fuad Askerov and Emma Saakova, by Isfira Askerova, her attorney in fact to Duoc V. Tran, an unmarried person and Tam D. Dien, an unmarried person as set forth in Deed Instrument #20100707-0053140 dated 06/24/2010, recorded 07/07/2010, DAVIDSON County, TENNESSEE.

Tax ID: 091 05 0 244.00

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

On this, the 16 day of OCT, 2015, before me Mark Appugliese, the undersigned officer, personally appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be the person whose name IS subscribed to the within instrument, and acknowledged that HE (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES