QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160076635 DEEDQC
Recvd: 09/01/16 09:52 2 pgs
Fees:12.00 Taxes:0.00
20160901-0091887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DPH Properties, LLC	**Same**	
(NAME)	(NAME)	**105-03-0-251.00**
3633 Henley Park Ct.		
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30340		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **DUY P. HOANG**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO, **DPH PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 22, IN JOHN NELSON' S ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 2, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, SOUTH, FORMERLY MARKET STREET, ABOUT 142 FEET SOUTH OF THE SOUTHERLY MARGIN OF CHESTNUT STREET; THENCE SOUTHERLY WITH THE WESTERLY MARGIN OF SECOND AVENUE SOUTH, 50 FEET TO THE EAST CORNER OF JAMES W. FORD' S PART OF SAID LOT; THENCE WESTERLY WITH FORD' S NORTH LINE 130 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE NORTHERLY WITH THE EASTERLY MARGIN OF AN ALLEY, 50 FEET; THENCE EASTERLY AND PARALLEL WITH FORD' S NORTH LINE 130 FEET, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DUY P. HOANG, BY WARRANTY DEED FROM RANDALL L. CRAFT, MARRIED, OF RECORD IN INSTRUMENT NUMBER 20140828-0078934, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED AUGUST 22, 2014.

SAID PROPERTY NEVER HAVING BEEN USED AS GRANTOR'S MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **1209 2nd Avenue South, Nashville, Tennessee 37210**

Witness our hands this the 26 day of August, 2016.

Duy Hoang
Duy P. Hoang

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Duy P. Hoang**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 day of Aug, 2016.

Vickie S Norton
Notary Public

VICKIE S. NORTON
State of Tennessee Notary Public
KNOX COUNTY

My Commission Expires:

My Commission Expires
May 6, 2018

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212