QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160076635 DEEDQC
Recvd: 09/01/16 09:52 2 pgs
Fees:12.00 Taxes:0.00
20160901-0091888

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)	**07111049900**
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 PHAM HOANG, MARRIED**, 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 LOT NO. 10 ON THE FINAL PLAT OF LUTON MERIDIAN SUBDIVISION OF RECORD BY INSTRUMENT NO. 20021111-0138984, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DUY PHAM HOANG, MARRIED, BY WARRANTY DEED FROM MARJORIE MERRITT AND CONSTANCE WADE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NUMBER 20160621-0062930, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED JUNE 17, 2016.

SAID RESIDENCE NEVER HAVING BEEN USED AS A 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 **1545 Luton Street, Nashville, TN 37207**

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

Duy Hoang
Duy Pham Hoang

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Duy Pham 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