QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170012238 DEEDQC
Recvd: 02/09/17 16:06 3 pgs
Fees:17.00 Taxes:0.00
20170209-0013913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

GROVER C COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF FEB, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/11/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COLLINS LAW FIRM, PLLC
414 Union Street
Suite 1110
Nashville, TN 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Dang	NEW OWNER	092-03-0 028.00
(NAME)	(NAME)	
516 Wheatfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT, made and entered into this 9TH day of FEB, 2017, by and between **The Le and Jacky Dang** ("Grantors") and **Benjamin Dang and Leena Dang** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns all of Grantors' right, title, and

interest in and to the following described real estate known as **1820 Jefferson Street, Nashville, TN 37208** and more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 and Lot No. 2, as shown on the map entitled John L. Brown's Subdivision in North Nashville, as shown on plat record in Plan Book 21, page 136, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by Ernest Davis, Surveyor, dated May 30, 1985, as follows:

Beginning at an iron pin on the northerly margin of Jefferson Street (the southeast corner of the property herein described); thence North 19 degrees 45 minutes, East 129.15 feet to an ion pin in the Interstate Hwy, chain link fence; thence South 78 degrees 30 minutes West 75.0 feet to an iron pin; thence South 19 degrees 45 minutes East 129.05 feet to an iron pin the northerly right-of-way of Jefferson Street (the southwest corner of the property herein described); thence with the north right-of-way of Jefferson Street, North 78 degrees 30 minutes East 75.0 feet to the beginning.

Being the same property conveyed to Benjamin Dang and Leena Dang by Warranty Deed dated March 13, 2015, from ARZ Properties, LLC, a Tennessee limited liability company, as Instrument No. 20150313-0021784 recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Le and Jacky Dang by Quitclaim Deed dated February 2, 2017, from Benjamin Dang and Leena Dang as Instrument No. 20170202-0011422 recorded in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to The Le and Jacky Dang by Quitclaim Deed dated February 3, 2017, from Benjamin Dang and Leena Dang as Instrument No. 20170203-0011820 recorded in the Register's Office of Davidson County, Tennessee.

The Legal description is the same as in the previous deeds of record.

The subject property is quitclaimed to such limitations, restrictions, and encumbrances as may affect the premises, including:

1. In recorded Lamar Companies Sign Location Lease, and any unrecorded leasehold estates, whose rights are retained by the Grantor.
2. For a period of twenty five years from the date of the sale or until termination of the Lease, whichever is the first to occur, Grantor and its agents shall have he right to enter upon the premises to repair and maintain the sign and Grantee agrees to abide by the terms of Lease and not allow any obstructions of the highway view of the sign.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTORS:

X _____
The Le

_____
Jacky Dang

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, The Le and Jacky Dang, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 9 day of FEB, 2017.

_____
Notary Public

My Commission Expires: 9/11/17

GROVER C COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017