Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Hector Edgar Guzman 2736 Bobby Avenue Nashville, TN 37216
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	73-1-115

BILL GARRETT, Davidson County
Trans:T20170019671 DEEDQC
Recvd: 03/07/17 15:16 2 pgs
Fees:12.00 Taxes:0.00
20170307-0022593

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Karen Chan, unmarried** (herein "Grantor"), by these presents do hereby quitclaim and convey unto **Hector Edgar Guzman**, (herein "Grantee") his successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of HAPPY VALLEY SUBDIVISION, SECTION "C," as described according to a survey by John Kohl, dated October 14, 1977, and as referred in Book 4042, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 75 feet on the southerly margin of Bobby Avenue and runs back between parallel lines, 140 feet to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Karen Chan by Quitclaim Deed from Sisanay Thach and wife, Saly Chan Thach, by Quitclaim Deed recorded on July 29, 2014, in Instrument No. 20140729-0067113, Register's Office for Davidson County, Tennessee.

This property has a common address of 2736 Bobby Avenue, Nashville, TN 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day March 2017.

Karen Chan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Karen Chan,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of March 2017.

Notary Public
My Commission Expires: June 18, 2019

RACHEL MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $ZERO.

Affiant

Subscribed and sworn to before me this 4 day of March 2017.

Notary Public
My Commission Expires June 18, 2019

RACHEL MCCRACKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY