Davidson County DEEDQC
Recvd: 05/10/17 16:10 6 pgs
Fees:32.00 Taxes:0.00
20170510-0046646

QUITCLAIM DEED

File#: CF-TN-44644

MAIL RECORDED DEED TO:

KIM C. DANG
QUANG LUONG
6206A CALIFORNIA AVENUE
NASHVILLE, TN 37209

OWNER (SEND TAX BILLS TO):

KIM C. DANG
QUANG LUONG
6206A CALIFORNIA AVENUE
NASHVILLE, TN 37209

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KIM DANG, also known as KIM C. DANG, an unmarried woman, and and QUANG LUONG, who acquired title as QUANG LOUNG, an unmarried man (herein, "Grantor"), whose address is 6206A California Avenue, Nashville, TN 37209, hereby bargains, sells, remises, releases, quit claims and conveys to KIM C. DANG, an unmarried woman, and QUANG LUONG, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 6206A California Avenue, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6206A California Avenue, Nashville, TN 37209

WITNESS my hand and seal this 28 day of April, 2017.

PIN NO: 091-02-1B-001.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

KD also known as Kim C Dang

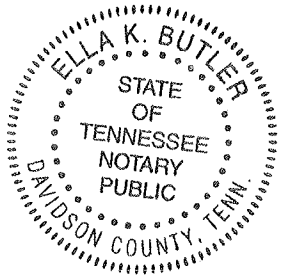
Kim Dang, also known as Kim C. Dang

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kim Dang, also known as Kim C. Dang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of April, 2017.

[Affix Notary Seal]



Ella K. Butler
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/07/2020

GRANTOR:

Quang Luong, who acquired title as Quang Loung

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Quang Luong, who acquired title as Quang Loung, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of April, 2017.

[Affix Notary Seal]

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/07/2020

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature Kim C. Dang
Kim C. Dang

Subscribed and sworn to under oath before me, this 28 day of April, 2017.

[Affix Notary Seal]

Ella K. Butler
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/07/2020

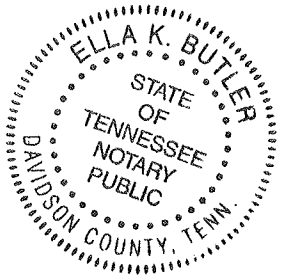


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF 6206 CALIFORNIA COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 6206 CALIFORNIA COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20150323-0024899, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 6206 CALIFORNIA COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20150323-0024899, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20160202-0010185, on February 2, 2016.

PIN NO: 091-02-1B-001.00

STREET ADDRESS:

6206A California Avenue, Nashville, TN 37209

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, **Perre M. Cabell**, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/15/17
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
Commission Expires
June 15, 2017
PEARL RIVER COUNTY