BILL GARRETT, Davidson County
Trans:T20170040407 DEEDQC
Recvd: 05/11/17 15:11 2 pgs
Fees:12.00 Taxes:0.00
20170511-0047007

BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **PHUNG C. VAN, ET UX** | **SAME** | **102-03-0-094.00** |
| (NAME) **604 LANDAU DRIVE** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37209** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# *QUITCLAIM DEED*

FOR AND IN CONSIDERATION OF THE SUM OF $1.00 CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, TUAN CONG VAN, UNMARRIED,** BY THESE PRESENTS DO HEREBY REMISE, RELEASE, QUITCLAIM AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST, UNTO **PHUNG C. VAN AND WIFE, KHIEM MINH PHAM**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1344, on the Plan of Charlotte Park, Section 18, of record in Book 3600, Pages 51 and 52, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phung C. Van and wife, Khiem Minh Pham, and Tuan Cong Van, unmarried, from James W. Pharris and wife, Margaret S. Pharris, by deed dated October 31, 2005, of record in Instrument No. 20051103-0133387, said Register's Office.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

**This is the same legal description as the prior deed.**

Unimproved ( )
This is improved( X ) property, known as **604 LANDAU DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11 day of May, 2017.

**TUAN CONG VAN**

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 **Tuan Cong Van,** the bargainors, 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 at office this 11th day of May, 2017.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public