QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 116394 DEEDQC
07/13/2018 02:38:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180713-0068344

Y-VRES-18-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E GROOMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Loc Vu Hoang and Phuong Nguyen	**New Owner**	
(NAME) **1011 South Street**	(NAME)	**105-01-2F-002.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LOC VU HOANG, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOC VU HOANG AND PHUONG NGUYEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, South Street II Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for South Street II Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument Number 20160629-0066548, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Loc Vu Hoang, a married man, by Warranty deed from TA Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20180620-0059640, Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20,2018.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1011 South St, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 11th day of July, 2018.

Loc Vu Hoang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOC VU 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of July, 2018.

Notary Public
My Commission Expires: 7-4-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

615-383-2903