QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 151476 DEEDQC
10/15/2018 02:28:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181015-0102005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Ryan Lux and Quyen Lux (NAME)	**Same** (NAME)	
4911 Tennessee Avenue (ADDRESS)	(ADDRESS)	**91-7-454.00**
Nashville, Tennessee 37209 (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,

RYAN LUX AND QUYEN HUYNH, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RYAN LUX AND QUYEN LUX, HUSBAND AND WIFE ("GRANTEE")

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 LOT NO. 1, WEST NASHVILLE PLAN NO. 1, RE-SUBDIVISION OF LOT 824, BLOCK 143, OF RECORD IN INSTRUMENT NO. 20170210-0014149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RYAN LUX AND QUYEN HUYNH, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM CASTLERIDGE HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20170710-0068772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID QUYEN HUYNH BEING NOW KNOWN AS QUYEN LUX.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **4911 Tennessee Avenue, Nashville, Tennessee 37209**

Witness our hands this the 12th day of October, 2018.

Ryan Lux

Quyen Lux (fka Quyen Huynh)

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Lux**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of October, 2018.

Notary Public
My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Quyen Lux**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of October, 2018.

Notary Public
My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021