RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 176418 **DEEDQC**
12/20/2018 12:07:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181220-0123975

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 13 DAY OF December ~~2018~~ 2018

NOTARY PUBLIC

My commission expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Hardesty 1033 Demonbreun St., Ste 300 Nashville, TN 37203	Same as New Owner	071-04-0-197.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Vinh Q. Tran and Erin D. Tran, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Scott Hardesty, unmarried,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 165, on the Plan of Joywood Heights Section One, of record in Plat Book 1130, page 91, 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 Vinh Q. Tran and Erin D. Tran, husband and wife, by Deed from Andrew Tilghman, married, dated 4/13/2017, recorded 4/13/2017, and appearing of record in Instrument No. 20170413-0036332, Register's Office for Davidson County, Tennessee.

Preparer makes no warranty or guarantee as to the status of title at the time of preparation of this instrument. No title search was performed, and this deed was prepared using information provided by the parties and the current instrument of record at time of preparation.

WITNESS OUR HAND, this 12 day of December, 2018.

Vinh Q. Tran

Erin D. Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vinh Q. Tran and Erin D. Tran, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of December, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19