THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 210480 DEEDQC
03/27/2019 02:12:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027686

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gina N. Tran 420 Wilclay Dr Nashville, Tn. 37209	Gina N. Tran 420 Wilclay Dr. Nashville, Tn. 37209	102 04 0 145.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sang Minh Henry**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Gina N. Tran, a single person**, hereinafter called the Grantee, her successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 822 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sang Minh Henry, a single man, by Warranty Deed from Tighisty M. Haile and Imnet M. Haile, both unmarried, filed on 05/13/2009, at Instrument No. 20090513-0044243, Davidson County Register of Deeds.

This is property commonly known as 420 Wilclay Dr, Nashville, TN 37209.

Witness our hands, this 26th **day of** March **, 2019:**

Sang Minh Henry

STATE OF TENNESSEE

COUNTY OF Robertson

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

Witness my hand and official seal, this 26th day of March, **2019**:

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy S. Lemley
Notary Public

My Commission Expires: 8-13-19

STATE OF TENNESSEE

COUNTY OF Robertson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF March, **2019**:

Tammy S. Lemley
Notary Public

My Commission Expires: 8-13-19

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY