This instrument was prepared on the basis of information furnished by the parties hereto without the benefit of a title examination by:
The Hill Firm, PLLC
2906 Berry Hill Drive
Nashville, Tennessee 37204



Karen Johnson Davidson County
Batch# 219342 DEEDQC
04/18/2019 08:28:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20190418-0035604

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0.00 and this transfer is / not exempt from transfer tax.

Affiant

Sworn to and subscribed before me this 12 day of April, 2019

Notary Public
My Commission Expires: 3/8/21

New Owner:
Anthony Nguyen
618 Galaxie Drive
Nashville, TN 37209

Tax Bills To:
Same

Map/Parcel No:
090 16 0 305.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Loan T. Tran** ("Grantor"), a married woman, does hereby quitclaim, remise and convey unto **Anthony Nguyen** ("Grantee"), a married man, all of its right, title and interest in real property located in Davidson County, Tennessee and further described as follows:

Being Lot No. 706 on the Plan of Section Twelve, Charlotte Park, as of record in Book 2900, Pages 127 and 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Loan T. Tran from Marco A. Hernandez and Gisell Hernandez by Warranty Deed on April 6, 2015, of record as Instrument No. 20150407-0030426 in the Register's Office for Davidson County, Tennessee.

Said real property is more commonly known as 6420 Premier Drive, Nashville, TN 37209.

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations. IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 12th day of April, 2019.

Grantor:

LOAN T. TRAN

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 LOAN T. TRAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that, in such capacity, s/he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office this 12 day of April, 2019.

AMBER FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Notary Public
My Commission Expires: 3/8/21