THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2019-1921

STATE OF TENNESSEE]
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

ym
Affiant

Sworn to and subscribed to before me this 22 day of Nov. 2019.

Notary Public
My commission expires: 5-30-21

CHERYE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

Name and Address of New Owner:
Thanh Trac
424 Chinook Dr
Antioch, TN 37013

Send Tax Bills To:
Owner

Street Address of Subject Property:
311 Kern Drive
Nashville, TN, 37211

Parcel ID:
00 147 3 36.00 R 000

Karen Johnson Davidson County
Batch# 318666 DEEDQC
11/22/2019 03:50:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191122-0121123

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dung Ngoc Ta**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Thanh Trac,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

BEING Lot No. 7, on the Plan of Section Two, Herbert Heights, of record in Book 3500, Page 83, Register's Office for said County. Said Lot fronts 70 feet on the south side of Kern Drive and runs back 121.16 feet on the west line and 115.05 feet on the east line to a dead line in the rear on which it measures 70.26 feet.

Being the same property conveyed to Hao Van Trinh, a single person, by deed from Pao Yang and wife, Blia Yang of record in Book 9541, Page 676, said Register's Office.

Being the same property conveyed to Dung Nqoc Ta and husband, Cuong H. Trac, by deed from Hao Van Trinh, of record in Instrument No. 2004115-0136767 in the Registers office of Davidson County, Tennessee dated 11/15/2004. Cuong H. Trac having since passed away on June 6, 2016.

WITNESS my hand this 22 day of November, 2019.

DUNG NGOC TA

Grantor – Dung Ngoc Ta,

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and seal at office, this 22 day of Nov., 2019.

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Rachel J.

NOTARY PUBLIC

My commission expires: 9/25/22

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021