Karen Johnson Davidson County
Batch# 339045 DEEDQC
01/06/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200106-0001684

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, ~~whichever~~ is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me, this 16th day of January, ~~2019.~~ 2020 Notary Public My commission expires: OCT 20 2020
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JDRE, LLC	**New Owner(s)**	**081106045500**
1820C Jefferson Street		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Dang and Leena Dang, husband and wife, "** GRANTORS", by these presents, does hereby quitclaim and convey unto **JDRE, LLC** herein called "GRANTEE," her successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 20 and the north 12 ½ feet of Lot No. 21 on the Map of Thomas Harding's First Addition, as of record in Book 19, page 241, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said parts of said lots adjoin and front together 37 ½ feet on the west side of 12th Avenue North and runds back between parallel lines 160 feet to an alley.

Being the same property conveyed to Benjamin Dang and Leena Dang, husband and wife, by Warranty Deed from Grace S. Ridley with a Life Estate reserved by Lee Ella Scruggs, dated March 30th, 2018, of record in Instrument No. 20180404-0031606, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **1031 12th Avenue North, Nashville, TN 37209.**

WITNESS our hands this 4TH day of NOVEMBER, 2019.

Benjamin Dang

Leena Dang

Leena Dang

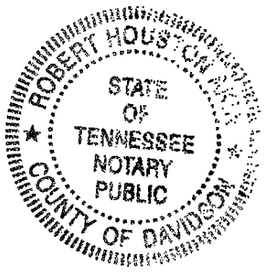
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Benjamin Dang and Leena Dang,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4TH day of NOVEMBER, 2019.

Notary Public

My Commission Expires: 9/6/22



True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11/22/23
Notary's Seal (if on paper)

