THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, Tennessee 37215
File No. 200225060

Karen Johnson Davidson County
Batch# 382839 **DEEDQC**
04/08/2020 09:16:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200408-0036842

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2020.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thuy T. Tran and Connie Tran 500 Paragon Mills Road G2 Nashville, TN 37211	New Owner	133 11 0A 042.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Thuy T. Tran, a married woman,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey **Thuy T. Tran, a married woman, and Connie Tran, an unmarried woman, as joint tenants with rights of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying and being in the County of Davidson, State of Tennessee, Unit Number G-2, of Canterbury Hall Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, as established under Master Deed of record in Book 5440, Page 255, and as amended by Amendment of Master Deed of record in Book 5441, Page 819 and amendment to Bylaws recorded in Book 5865, Page 101, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium of record in Book 5200, Page 159, of record in said Register's Office, to which plan reference is hereby made for a more complete identification and description of said unit.

Being the same property conveyed to Crystal A. Frye, by Warranty Deed from Countrywood Holdings, LLC, of record in Instrument No. 20071106-0131068, in the Register's Office of Davidson County, Tennessee, dated October 31, 2007 and recorded on November 06, 2007.

Being the same property conveyed to Thuy T. Tran, a married woman, by Warranty Deed from Crystal A. Frye of record in Instrument No 20200318-0029929 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 500 Paragon Mills Road G2 Nashville, TN 37211.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2020.

Thuy T. Tran

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thuy T. Tran, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of March, 2020.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public
My Commission Expires: _____