Karen Johnson Davidson County
Batch# 410947 DEEDQC
06/05/2020 11:11:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200605-0058026

Commitment Number: 26580762

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Anh Phuong Tran Hoang, 388 Annex Ave., Nashville, TN 37209

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
102 03 0 170.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Anh Phuong Tran Hoang who acquired title as Phuong Hoang, married, joined by spouse **Ha Thi Nguyen**, whose mailing address is **388 Annex Ave., Nashville, TN 37209**, and **Tuan Hoang**, unmarried, whose mailing address is 1074 Stonecrest Ct. Johnson City, TN 37604 (and are siblings of each other), hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Anh Phuong Tran Hoang**, married, hereinafter grantee, whose tax mailing address is **388 Annex Ave., Nashville, TN 37209**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 1204 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, pages 10 and 11, Register's Office, Davidson County, Tennessee.

Said Lot No. 1204 fronts 80 feet on the northerly side of Annex Avenue and extends back between parallel line, 156 feet to a dead line in the rear on which it measures 66.10 feet thereon.

Being the same parcel conveyed to Phuong Hoang and Tuan Hoang from James T. Warren and Tracy R. Warren, by virtue of a deed dated 5/29/1998, recorded 6/2/1998, in deed book 10957, page 255, county of Davidson, state of Tennessee.

Assessor's Parcel No: 102 03 0 170.00

Property Address is: 388 Annex Ave., Nashville, TN 37209

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 10957, Page 255 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 102 03 0 170.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 25, 2020:

ANH PHUONG TRAN HOANG WHO ACQUIRED TITLE AS PHUONG HOANG

Anh Phuong Tran Hoang who acquired title as Phuong Hoang

Ha Thi Nguyen

Ha Thi Nguyen

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 25, 2020 by **Anh Phuong Tran Hoang who acquired title as Phuong Hoang** and **Ha Thi Nguyen** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Jana Drury
Notary Public



Executed by the undersigned on April 25, 2020:

Tuan Hoang

Ha Thi Nguyen

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 25, 2020 by **Tuan Hoang** who are personally known to me or have produced Driver License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

JANA DRURY
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 25th day of April, 20 20.

Affiant

ANH PHUONG TRAN HOANG
Print Name

(Seal)



Notary Public

My commission expires:

December 19th, 2023

Jana Drury
Print Name

True Copy Cerification

I, Jeanette Harper, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jeanette Harper
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jeanette Harper, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries