Box 14
32966-4A

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 421042 DEEDQC
06/19/2020 11:14:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200619-0065314

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2018.

Notary Public

My commission expires: Nov 8th 2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Nos.
Hien Pham and Lanh T. Pham	**"NEW OWNER"**	**142-13-0-B-097.00co**
1672 Glenridge Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hien Pham, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Hien Pham, a single woman, as to an undivided one-half interest (the "First Individual Interest") and Lanh T. Pham, an unmarried man, as to an undivided one-half interest (the "Second Individual Interest"), with the First Individual Interest, and Second Individual Interest, as they relate to each other, being held as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 97 on the Final Plat of First Revision, Riverside, Phase 3, of record in Instrument No. 20010404-0032691, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hien Pham, a single woman by Deed dated March 17, 2020, from Larry A. Lukens and Barbara B. Lukens, husband and wife of record in Instrument No. 20200319-0030261, said Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT HAS BEEN PREPARED BY ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID COMPANY HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This is improved (X) property, known as: 6551 Marauder Drive, Nashville, TN 37209

Witness my/our hand(s) this **17th** day of **June**, **2020.**

Hien Pham

Hien Pham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **17th day** of **June, 2020.**

Jessica D. Puckett
Notary Public

My Commission Expires: Nov. 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY