This Instrument is prepared by:
Biltmore Title, LLC
538 Brandies Circle, Ste. 101
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch# 461109 DEEDQC
08/20/2020 01:45:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200820-0094178

QUITCLAIM DEED

Address of New Owner:
Khiem Ngoc Ly
5804 Foxview Drive
Antioch, TN, 37013

Send Tax Bills to:
New Owner
5804 Foxview Drive
Antioch, TN, 37013

Map-Parcel:
172-08-0A-053.00 CO

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Hoa Ly and Dao Tran, husband and wife** does hereby quitclaim and transfer to **Khiem Ngoc Ly**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Being Lot No. 53, on the plan of Re-subdivision of Lots 53, 54, 55 and a common area, Hunters Branch, Section Two-A, as the same appears of record in Plat Book 6900, Page 165, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Hoa Ly and Dao Tran, Husband and Wife by deed from William Moore and Jennifer Moore, Husband and Wife, dated 10/30/2015, of record in Instrument No. 20151106-0113241, said Register's Office.

This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein contained

This is improved property known as: **5804 Foxview Drive, Antioch, TN, 37013.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 16 day of August, 2020.

Hoa Ly

Dao Tran

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Hoa Ly and Dao Tran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 18th day of August, 2020.

Vanessa E Allen
Notary Public



My Commission expires: 8/22/22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Danny L Tran
Affiant

Subscribed and sworn to before me under oath this 18th day of August, 2020.

Vanessa E Allen
Notary Public

My Commission Expires: 8/22/22

