QUITCLAIM DEED

Karen Johnson
Batch# 551890
01/11/2021 12:16:19 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210111-0004670

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF Jan, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trieu Lu Dang	**Same**	**102-4-64** **8DA-41660**
(NAME) **413 American Road**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BA THI LU ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

TRIEU LU DANG, SINGLE ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 2 ON THE PLAN OF CHARLOTTE PARK, SECTION I, AS OF RECORD IN BOOK 2663, PAGE 6

SAID LOT NO.2, WHICH IS A CORNER LOT, FRONTS 105.0 FEET ON THE WESTERLY MARGIN OF AMERICAN ROAD AND FRONTS 121.0 FEET ON THE NORTHERLY MARGIN OF PREMIER DRIVE, SAID FRONTAGES BIENG JOINED BY A CURVE HAVING A LENGTH OF 39.3 FEET, AND EXTENDS BACK 114.2 FEET ON THE WESTERLY LINE AND 100.0 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO TRIEU LU DANG AND MOTHER, BA THI LU, BY WARRANTY DEED FROM BUFORD DOUGLAS OSBORN AND LAVENIA OSBORNE, OF RECORD IN BOOK 11650 PAGES 961-963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **413 AMERICAN ROAD, NASHVILLE, TENNESSEE 37209**

Witness our hands this the 7 day of January, 2021.

BA THI LU

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 7 day of January, 2021.

Notary Public

My Commission Expires: 10/21/2023

