QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2021

Notary Public

MY COMMISSION EXPIRES: APR 4, 2022
(AFFIX SEAL)

SUNAI O OPPONG
Notary Public - State of Georgia
Hall County
My Commission Expires Apr 4, 2022

G-PL-21-928

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
Loy Carney, Attorney At Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Duy Pham Hoang	**SAME AS NEW OWNER**	
(NAME) **5111 Bankside Way,**	(NAME)	**094-05-0-023.00**
(ADDRESS) **Norcross, GA 30092**	(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, **DPH PROPERTIES, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUY PHAM HOANG** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Resubdivision of Lots 63, 64 and 65 of Haynie's Central Park of record in Plat Book 3106, Page 92 and Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Van Hoang, unmarried and Duy Hoang, unmarried as tenants in common with rights of survivorship by Warranty deed from Cherrie Lefevers, unmarried of record in Instrument No. 20151029-0110048 Register's Office for Davidson County, Tennessee, dated October 27, 2015 and recorded on October 29, 2015. (Value of consideration shown in aforementioned deed $179,900.00.).

Being the same property conveyed to DPH Properties, LLC, a Georgia Limited Liability Company by QuitClaim deed from Van Hoang, unmarried and Duy Hoang, unmarried as tenants in common with rights of survivorship of record in Instrument No. 20160901-0091889 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 01, 2016. (Value of consideration shown in aforementioned deed $0.00.)

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **928 S 12th Street, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 578842 **DEEDQC**
02/25/2021 12:17:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210225-0023978

Witness my/our hand(s) this the 18 day of February, 2021.

DPH Properties, LLC

By: Duy Hoang, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUY HOANG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the MANAGER of DPH Properties, LLC , the within named bargainor, a limited liability company, and that he as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of February, 2021.

Notary Public

My Commission Expires: APR 4, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SUNAI O OPPONG
Notary Public - State of Georgia
Hall County
My Commission Expires Apr 4, 2022

2/18/2021