QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Duy Hoang
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/4/2022

(AFFIX SEAL)

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

G-PL-21-1209

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)	(NAME)	**105-03-0-251.00**
5111 Bankside Way,		
(ADDRESS)	(ADDRESS)	
Norcross, GA 30092		
(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 part of Lot No. 22, in John Nelson's Addition to Nashville of record in Plat Book 2, Page 182, in the Register's Office for Davidson County, Tennessee.

Beginning on the Westerly margin of Second Avenue, South, formerly Market Street, about 142 feet South of the Southerly margin of Chestnut Street; thence Southerly with the Westerly margin of Second Avenue South, 50 feet to the East corner of James W. Ford' s part of said lot; thence Westerly with Ford' s North line 130 feet, more or less, to the Easterly margin of an alley; thence Northerly with the Easterly margin of an alley, 50 feet; thence Easterly and parallel with Ford' s North line 130 feet, more or less, to the beginning.

Being the same property conveyed to Duy P. Hoang by Warranty deed from Randall L. Craft, married of record in Instrument No. 20140828-0078934 Register's Office for Davidson County, Tennessee, dated August 22, 2014 and recorded on August 28, 2014. (Value of consideration shown in aforementioned deed $269,000.00.)

Being the same property conveyed to DPH Properties, LLC, a Georgia Limited Liability Company by QuitClaim deed from Duy P Hoang of record in Instrument No. 20160901-0091887 Register's Office for Davidson County, Tennessee, dated August 26, 2016 and recorded on September 01, 2016. (Value of consideration shown in aforementioned ceed $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: **1209 2nd Ave S, Nashville, Tennessee 37210**.

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

20210225-0023979

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

DPH Properties, LLC

Duy Hoang
By: Duy Hoang, Manager

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

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.

Sunai
Notary Public

My Commission Expires: APR 4, 2022

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