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 15th 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-21-1545

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)	**071-11-0-499.00**
(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. 10 on the Plan of Final Plat of Luton Meridian Subdivision of record in Plat at Instrument No. 20021111-0138984, 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 Duy Pham Hoang, married by Warranty deed from Marjorie Merritt and Constance Wade, as tenants in common with the right of survivorship of record in Instrument No. 20160621-0062930 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 21, 2016. (Value of consideration shown in aforementioned deed $175,000.00.)

Being the same property conveyed to DPH Properties, LLC, a Georgia Limited Liability Company by Quitclaim deed from Duy Pham Hoang, married of record in Instrument No. 20160901-0091888 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: **1545 Luton Street, Nashville, Tennessee 37207**.

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

20210225-0023980

Witness my/our hand(s) this the 18th 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