Karen Johnson Davidson County
Batch# 663149 DEEDQC
06/23/2021 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210623-0084880

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 22 day of June, 2021.
My Commission Expires: 4/27/2025

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
SUSAN LIANG TRAN AND BANG TRAN TRAN REVOCABLE LIVING TRUST DATED AUGUST 16, 2019	NEW OWNER 5022 S. Heritage Paseo Ontario, CA 91762	092-04-0-252.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, We, **Susan L. Tran and Bang T. Tran, a married couple,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Susan Liang Tran and Bang Tran Tran Revocable Trust Dated August 16, 2019,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits El, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Jamie Manley, unmarried and Jessica Pucheu, unmarried, as joint tenants by Warranty deed from Eric C. Brengle, a married man of record in Instrument No. 20150805-0078112 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

Being the same property conveyed to Susan L. Tran and Bang T. Tran, a married couple by Warranty Deed from Jamie Manley and Jessica Pucheu, husband and wife, dated April 20, 2021, of record in Instrument No. 20210421-0053361, Register's Office for Davidson County, Tennessee.

Being also known as 8200 Lenox Creekside Dr 1 Antioch, Tennessee 37013.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of June, 2021.

Susan L. Tran

Bang T. Tran

STATE OF CALIFORNIA
COUNTY OF Riverside

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan L. Tran and Bang T. Tran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Norco, California, this 21st day of June, 2021.

STEPHANIE NUTTER
Notary Public - California
Riverside County
Commission # 2275114
My Comm. Expires Feb 10, 2023

Notary Public

Commission Expires: February 10, 2023

True Copy Certification

I, Tracey Boshears, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2025

Notary' Seal (if on paper)

