QUITCLAIM DEED G-PL-21-308	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00. Lauren Ewing Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19 DAY OF JULY, 2021. Notary Public MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
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)	**106-13-0-078.00**
(ADDRESS) **Norcorss, 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, **DUY PHAM HOANG, married,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DUY PHAM HOANG, married, and VAN HOANG, unmarried, as Joint Tenants with Right of Survivorship,** 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 Glenrose Park of record in Plat Book 974, Page 98, 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 by Quitclaim Deed from DPH Properties, LLC, a Georgia Limited Liability Company of record in Instrument No. 20210225-0023977 Register's Office for Davidson County, Tennessee, dated February 18, 2021 and recorded on February 25, 2021.

Said property is not and has never been the Grantor's primary residence.

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: **308 Vivelle Avenue, Nashville, Tennessee 37210**.

Karen Johnson Davidson County
Batch# 680689 **DEEDQC**
07/21/2021 11:19:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210721-0097760

Witness my/our hand(s) this the 13 day of July, 2021.

Duy Pham Hoang

STATE OF Ga)
COUNTY OF Fulton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Duy Pham Hoang**, 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 13th day of July, 2021.

Notary Public

My Commission Expires: March 10th, 2021

ELIZABETH FLORES NUNEZ
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 10, 2024

Fulton County

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