Karen Johnson Davidson County
Batch# 704062 DEEDQC
08/25/2021 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210825-0114724

Tennessee Certification of Electronic Document

I, Melonie Hoover, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-15-21 (date of document).

Affiant Signature

8-20-21
Date

State of Colorado

County of Denver

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

PRISCILLA PEREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194009314
MY COMMISSION EXPIRES MARCH 7, 2023

MY COMMISSION EXPIRES: 3-7-23

NOTARY'S SEAL

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Christopher P. Phan and Jennifer Barker Phan 2807 Druid Dr. Nashville, TN 37210

Order Number: 103-2132916-TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Christopher P. Phan, a/k/a Christopher Phan and Jennifer Barker Phan, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Christopher P. Phan and Jennifer Barker Phan, Husband and Wife,** whose address is 2807 Druid Dr., Nashville, TN 37210, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 63 on the Plan of Hidden Acres of record in Plat Book 1130, Page 89, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 119 10 0 082.00
Street address of property: 2807 Druid Dr., Nashville, TN 37210

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20161202-0126787 in the Register's Office, Davidson County, Tennessee.

202108250114724

Signed this 15 day of AUGUST, 2021.

Signature of Grantors:

Christopher P. Phan, a/k/a
Christopher Phan

Jennifer Barker Phan
Jennifer Barker Phan

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15 day of AUGUST, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Christopher P. Phan, a/k/a Christopher Phan and Jennifer Barker Phan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 119 10 0 082.00
Street address of property: 2807 Druid Dr., Nashville, TN 37210

Oath of Consideration

I or we, Christopher P. Phan the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 15 day of AUGUST, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 15 day of AUGUST, 2021.

Notary Public

JACKIE R CROMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-19-2023