Karen Johnson Davidson County
Batch# 856393 DEEDQC
05/17/2022 09:38:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220517-0056451

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Hien Tran, a married woman,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Hien Tran and husband Duy Cuong Ha Dang,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being Lot No. 52 on the plan of Indian Creek Estates, SEction Two of record in Book 9700, Page 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hien Tran fka Ngoc Phuong Tran, a married woman, by virtue of that certain Quit Claim Deed dated May 19, 2014, and being of record at Instrument No. 20140527-0045457 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Thai Nguyen, an unmarried man and Ngoc Phuong Tran, a married woman by virtue of Warranty Deed dated July 18, 2011 at Instrument No. 20110729-0058301 in the said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 16 day of **May, 2022.**

Hien Tran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Hien Tran** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of **May, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 16 day of **May, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**6149 Tuckaleechee Lane** **Antioch, TN 37013**
TAX PARCEL NO.:	**181030A05200CO**
PROPERTY OWNER: OWNER'S ADDRESS:	**Hien Tran and husband Duy Cuong Ha Dang** **6149 Tuckaleechee Lane** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Hien Tran and husband Duy Cuong Ha Dang** **6149 Tuckaleechee Lane** **Antioch, TN 37013**