ADDRESS NEW OWNERS AN SEND TAX BILLS:

Hannah L. Dang
705 Heritage Square Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1022341 DEEDQC
07/03/2023 02:14:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230703-0050951

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street

**MAP/PARCEL NUMBER**
042 07 0A 003.00
(No Title Search was done)

# QUITCLAIM DEED

This instrument is made and entered into this the 29 day of June, 2023, by **Phillip Tran, unmarried,** GRANTORS and **Hannah L. Dang, unmarried**, GRANTEE.

## WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, page 282, Register's Office for said County.

Said Lot No. 3 front 46.13 feet on the northwesterly margin of Heritage Square Drive and extends back 100.00 feet on the northwesterly line and 100.0 feet on the southwesterly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Phillip Tran, unmarried and Hannah L. Dang, unmarried (erroneously shown as husband and wife), by Deed dated November 26, 2014 from Jack Bruning and Cynthia Bruning, husband and wife, of record in Instrument Number 20141204-0111242, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 705 Heritage Square Drive, Madison, TN 37115.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Phillip Tran

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state Phillip Tran, 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 seal at office this 29 day of June, 2023.

Heather L Case
NOTARY PUBLIC

My Commission Expires: 7/2/2024

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 29 day of June, 2023.

Heather L Case
NOTARY PUBLIC

My Commission Expires: 7/2/2024

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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