This Instrument Prepared By:
Chris Sloan, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1068539 DEEDQC
11/03/2023 03:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231103-0086371

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
H. Tran Investments, LLC Hung Tran 932 Spain Avenue Nashville, TN 37216	H. Tran Investments, LLC 4105A Loan Oak Road Nashville, TN 37215
Map & Parcel No.: 072 09 0 168.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Huy Tran** ("Grantor") does hereby quitclaim and convey unto **H. Tran Investments, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 932 Spain Avenue, Nashville, TN, 37216.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of October, 2023.

Huy Tran

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Huy Tran**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 24th day of October, 2023.

Notary Public

My Commission Expires:
7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4890-9925-3380

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2023.

NOTARY PUBLIC

My Commission Expires:

7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4890-9925-3380

Exhibit A

Land in Davidson County, Tennessee, being Easterly 1/2 Lat No. 36 on the Plan of Bush Spain's Subdivision of part of Zack Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Easterly 1/2 of Lot No. 36 fronts 50 feet on the Southerly margin of Spain Avenue and extends back between parallel lines 165 feet to a deadline in the rear, measuring 50 feet thereon.

Being the same property conveyed to Hung Tran, sole owner and Huy Tran, sole owner, by deed from Nicholas J. Breaux and Margaret M. Breaux, husband and wife, of record as Instrument No. 20210106-0002229, Register's Office for Davidson County, Tennessee.

Pursuant to this conveyance, property being now vested in Hung Tran and H. Tran Investments, LLC, a Tennessee limited liability company.

Tennessee Certification of Electronic Document

I, John A. Gupton, 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 October 24, 2023 (date of document).

John A. Gupton
Affiant Signature

October 24, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

