This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1132781 DEEDQC
05/09/2024 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240509-0034094

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diane Dang 3408 Harbor Hill Place Nashville, TN 37214	New Owner	108 12 0B 217.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Thanh Van Phan, married,** ("Grantor") do hereby quitclaim and convey unto **Diane Dang, unmarried** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 55 on the Plan of Section One, Harborview, Final Phase, of record in Plat Book 9700, Page 192, Registor's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Thanh Van Phan, unmarried, by Quitclaim Deed from Duc Ngoc Thanh Dang, unmarried, dated March 23, 2011 and recorded August 18, 2011 as Instrument No. 20110818-0064052, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thanh Van Phan and wife Duc Ngoc Thanh Dang by Warranty Deed from Precision Homes, Inc. dated February 26, 1998 and recorded March 3, 1998 in Book 10819, Page 879, Register's Office for Davidson County, Tennessee. See Final Decree, Docket No. 05D-4138, Eith Circuit Court for Davidson County, Tennessee.

This property is not the primary residence of the Grantor's dependents or spouse, and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **3408 Harbor View Place, Nashville, TN, 37214.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2024.

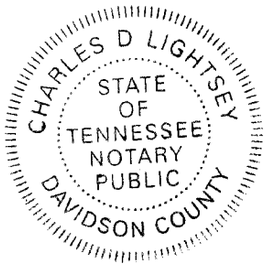
GRANTOR:

Thanh Van Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Thanh Van Phan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of May, 2024.



Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/8/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/8/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** May, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

