This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1164411 DEEDQC
07/31/2024 08:11:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240731-0057789

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Jennifer H. Tran and Quan H. Tran 4136 Treehaven Place Antioch, TN 37013	New Owner	164 13 0C 029.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid I, **JENNIFER H. TRAN, MARRIED** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **JENNIFER H. TRAN AND QUAN H. TRAN, WIFE AND HUSBAND** their heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, and being all of Lot No. 29 on the Final Plat of Treehaven, Phase 5 (Asheford Trace), according to plat of record in Instrument No. 20201204-0141078 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said land.

Being the same property conveyed to Jennifer H. Tran, unmarried woman by Special Warranty Deed from SDH Nashville, LLC a Georgia limited liability company of record in Instrument No. 20220408-0040980 in the Register's Office for Davidson County, Tennessee.

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

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This is unimproved property is known as 4136 Treehaven Place, Antioch, TN 37013

Witness my hand this 29th day of JULY, 2024

JENNIFER H. TRAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer H. 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 this 29th day of JULY, 2024.

Commission expires: 07-06-2026

RICHARD H DO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 29th day of JULY, 2024.

RICHARD H DO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public