Davidson County DEEDQC
Recvd: 05/06/03 14:10 2pgs
Fees:12.00 Taxes:0.00
20030506-0060339

**SEND TAX BILLS TO:**

Thoa Doc Ngoc Dang
4356 Oakcrest Lane
Hermitage, TN 37076

Map-Parcel Numbers 86-5-A-64CO

**THIS INSTRUMENT PREPARED BY:**

**Timothy A. Davis, B.P.R. # 20048**
Attorney at Law
207 South College Street
Lebanon, TN 37087
(615) 444-7272

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## QUITCLAIM DEED

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**FOR AND IN CONSIDERATION** of the express purpose of making a conveyance to terminate a tenancy in common held by **Thanh Viet Nguyen** and wife **Thoa Doc Ngoc Dang**, and to convert said tenancy in common to a sole tenancy to be held by **Thoa Doc Ngoc Dang**, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Thanh Viet Nguyen**, do hereby release, relinquish and quitclaim unto **Thoa Doc Ngoc Dang her heirs and assigns**, all my right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 49, Oakcrest, Phase 2-A of record in Plat Book 6900, page 881, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thanh Viet Nguyen and wife, Thoa Doc Ngoc Dang by deed form Jack L. Byers and wife, Bobby J. Byers, of record in Book 10408, page 333, Register's Office, Davidson County, Tennessee.

Subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 401 Old Oak Way, Hermitage, TN 37076.

**WITNESS MY SIGNATURE** this the 29th day of April, 2003.

**Thanh Viet Nguyen**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named **Thanh Viet Nguyen**, with whom I am personally acquainted, and who acknowledged to me that he/she executed the within and foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL** on this the 29th day of April, 2003.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-26-2003

TIMOTHY A. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

**THIS PROPERTY IS BEING CONVEYED PURSUANT TO A MARITAL DISSOLUTION AGREEMENT FILED IN THE CIRCUIT COURT OF WILSON COUNTY, TENNESSEE ON SEPTEMBER 25, 2001, CONVEYING ANY AND ALL INTERESTS THANH VIET NGUYEN MAY HAVE IN THIS PROPERTY**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**

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

**Affiant**

SWORN TO AND SUBSCRIBED before me, this the 29th day of April, 2003.

NOTARY PUBLIC AT LARGE
My Commission Expires: 10-26-2003

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.**

TIMOTHY A. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.