Davidson County DEEDQC
Recvd: 07/26/06 12:58 2 pgs
Fees:12.00 Taxes:0.00

20060726-0090304

This Instrument Prepared By & Return to:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6060543
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **An Xuan Nguyen Hoang,** do hereby bargain, sell, release, remise, quitclaim and convey unto **An Xuan Nguyen Hoang, Binh Thai Nguyen, and Tuong Vy Thi Hoang** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Creekside Trails, Phase 2, of record in Instrument No. 200207090082562, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brenda Lemus by Warranty Deed from Great Southern Homes, Inc. dated June 13, 2003, recorded July 01, 2003, in Inst#200307010090437, Register's Office for Davidson County, Tennessee. **

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 30th day of June, 2006.

** Being the same property conveyed to An Xuan Nguyen from Brenda Lemus and husband, Eli Watts by Warranty Deed dated June 30, 2006 recorded July 13, 2006 in Inst# 20060713-0084372, Register's Office for Davidson County, TN

An Xuan Nguyen Hoang
An Xuan Nguyen Hoang

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of June, 2006, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **An Xuan Nguyen Hoang** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

9/16/09
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me this 30th day of June, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tax/Map ID & Parcel
58-09-O-A
30.00CO

New Owners:
An Xuan Hoang Nguyen
2116 Maynard Court
Nashville, TN 37218

Send Tax Bills to :
Elite Home Loans, Inc.
109 Westpark Drive Ste. 260
Brentwood, TN 37027