Davidson County DEEDQC
Recvd: 03/14/07 10:53 3 pgs
Fees:17.00 Taxes:0.00

20070314-0031081

After Recording Return To:

PLEASE RETURN TO REC. DEPT.
Lender's First Choice
3850 Royal Avenue
Simi Valley, CA 93063
51-902988

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

Map & Parcel:
075110A06900CO

QUIT CLAIM DEED

[this deed is being executed to add a spouse to title]

New Owner/Property Being Conveyed
ANDY T. NGUYEN
YUNG P. NGUYEN
1424 Stoner Ridge
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 25th day of January, 2007 between ANDY T. NGUYEN, an unmarried man, residing at 1424 Stoner Ridge Hermitage, TN 37076, hereinafter referred to as "Party of the First Part" and ANDY T. NGUYEN, an unmarried man and YUNG P. NGUYEN, an unmarried man as joint tenants, residing at 1424 Stoner Ridge Hermitage, TN 37076, hereinafter referred to as "Party of the Second Part".

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Parties of the Second Part, the following described premises, to wit:

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 64 ON THE PLAN OF PHASE THREE, HERITAGE MEADOWS, OF RECORD IN PLAT BOOK 9700, PAGE 984, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS

CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ANDY T. NGUYEN BY DEED FROM KATHY THANH NGUYEN RECORDED 11/02/04 AT DOCUMENT NO. 20041102-0132058 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1424 Stoner Ridge, Hermitage, TN 37076

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Andy Nguyen
ANDY T. NGUYEN

ROBIN KROMPIER
Notary Public, State of New York
No. 4998603
Qualified in Rockland County
Commission Expires June 29, 20 10

STATE OF ~~TENNESSEE~~ New York }

COUNTY OF Rockland }

On this 25th day of January, 2007, before me personally appeared ANDY T. NGUYEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Robin Krompier
NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

Andy Nguyen
ANDY T. NGUYEN

Subscribed and sworn to before me
this the 25th day of January, 2007.

Robin Krompier
NOTARY PUBLIC My Commission expires:

ROBIN KROMPIER
Notary Public, State of New York
No. 4998603
Qualified in Rockland County
Commission Expires June 29, 2010

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 64 ON THE PLAN OF PHASE THREE, HERITAGE MEADOWS, OF RECORD IN PLAT BOOK 9700, PAGE 984, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

FOR INFORMATIONAL PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 075110A06900CO; SOURCE OF TITLE IS DOCUMENT NO. 20041102-0132058 (RECORDED 11/02/04)