Davidson County DEEDQC
Recvd: 04/20/07 12:39 2 pgs
Fees:12.00 Taxes:0.00
20070420-0047433

This Instrument Prepared By:
Mark A. Ellmore, Attorney
1909 Lebanon Pike
Nashville, TN 37210
(615)365-6535

# QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Andy Van Pham,** for the purpose of relinquishing my ownership, by these presents do hereby quitclaim and convey to **Tam Thi Nguyen** all of my right, title, life estate and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Final Subdivision Plat of harbor Village, Phase III, as shown of record in Instrument No. 20050331-0034862, as amended by Surveyors Certificate of Correction of record in Instrument No. 20050406-0038092, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Van Pham and Tam Thi Nguyen, husband and wife, by warranty deed from Westview Homes, L.L.C., a Tennessee Limited Liability Company, in Instrument No. 20060619-0073182, Register's Office for Davidson County, Tennessee.

This is improved property known as **1937 Nancy Beth Lane, Madison, TN 37115**.

This instrument was prepared from information furnished by the parties.

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

WITNESS my hand and seal on this 18th day of April 2007.

Andy Van Pham

STATE OF FLORIDA
COUNTY OF Wakulla

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andy Van Pham**, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2007.

8-13-07
My commission expires:

Notary Public

LORENA LOUVON NAZELBAKER
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. DD-241448
MY COMMISSION EXPIRES AUG. 13, 2007

## AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Affiant

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 14th day of April, 2007.

My commission expires:

Notary Public

**ADDRESS OF NEW OWNERS**
Tam Thi Nguyen
944 Rockwell Spring Ct.
Escondido, CA 92025

**SEND TAX BILLS TO:**
SAME

**MAP/PARCEL:**
34-7-A-156