Davidson County DEEDQC
Recvd: 11/14/08 09:56 2 pgs
Fees:12.00 Taxes:0.00
20081114-0112602

GL# 4023-3
PARCEL I.D. #102 07 0 022.00

BOX #14A

FROM
Amy N. Nguyen

FROM
Jennifer L. Johnson, Trustee

AND

TO
Jennifer L. Johnson, Trustee

TO
Amy N. Nguyen and
Hung Anh Tran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00 .

amy nguyen
Affiant

Subscribed and sworn to before me this the 12th day of November 2008.

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:

Amy N. Nguyen and Hung Anh Tran
6621 Cabot Drive
Nashville, TN 37209

SEND TAX BILLS TO:

"New Owners"

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) of Amy N. Nguyen for her son Hung Anh Tran and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in **Amy N. Nguyen, unmarried, as to a ninety-nine percent undivided interest and Hung Anh Tran, unmarried, as to a one percent undivided interest**, I, Amy N. Nguyen, by these presents do hereby quitclaim and convey unto **Jennifer L. Johnson, Trustee**, her successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Lot No. 132 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, Register's office for said county.

Said Lot 132 fronts 75.83 feet on the southeasterly side of Cabot Drive and extends back between parallel lines 148.97 feet on each side to a line in the rear on which it measures 75.83 feet.

BEING the same property conveyed to Amy N. Nguyen by Warranty Deed from Joe E. Bass and wife, Janice M. Bass, recorded on the 1st day of August, 2008 in Instrument No. 20080801-0079089, in the Register's Office of Davidson County, Tennessee.

THIS is improved property, known as: 6621 Cabot Drive, Nashville, Tennessee 37209.

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

AND NOW, I, the said **Jennifer L. Johnson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **Amy N. Nguyen, as to a ninety-nine percent undivided interest and Hung Anh Tran, as to a one percent undivided interest**, together as joint tenants with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this the 12th day of November 2008.

Amy N. Nguyen

Jennifer L. Johnson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Amy N. Nguyen**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November 2008.

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Jennifer L. Johnson, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November 2008.

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.