Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 12/12/08 10:34 2 pgs
Fees:12.00 Taxes:0.00
20081212-0119648

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 10th day of December, 2008.

My Commission Expires: 1/24/09

NOTARY PUBLIC

PATRICIA A. GREER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owners as Follows:
Khanh Tan Huynh
1073 Meandering Way
Franklin, TN 37067

Send Tax Bills To:
SAME

Map-Parcel:
147-1-57

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Khanh Tan Huynh, Ricky Ly and Phong T. Nguyen,** Grantors, hereby quitclaims and conveys all of their undivided right, title and interest to the hereinafter described property to **Khanh Tan Huynh and Ricky Ly,** Grantee. Said property conveyed herein is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 476 on the Plan of Caldwell Hall, Section Six, of record in Book 2900, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Khanh Tan Huynh and Ricky Ly and Phong T. Nguyen, by Warranty Deed, from Brandon T. Jones, marired, of record in Instrument No. 20051208-0147800, Dated December 5, 2005, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 10th day of December, 2008.

Phong T. Nguyen

Khanh Tan Huynh

Ricky Ly

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phong T. Nguyen, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10th day of December, 2008.

Notary Public

My Commission Expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Khanh Tan Huynh, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10th day of December, 2008.

Notary Public

My Commission Expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ricky Ly, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 10th day of December, 2008.

Notary Public

My Commission Expires: 1/24/09

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY