BILL GARRETT, Davidson County
Trans:T20100047991 DEEDQC
Recvd: 08/04/10 11:46 2 pgs
Fees:12.00 Taxes:0.00
20100804-0061334

This Instrument Prepared By & Return to:
Harpeth Title, LLC
109 Westpark Drive, Ste. 150
Brentwood, TN 37027

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, Tam Nguyen, do hereby bargain, sell, release, remise, quitclaim and convey unto Tam Nguyen and husband, Doan Pham all my rights, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, bring Lot No. 333 on the Plan of Hillbrook, Section 6, as of record in Book 4175, Page 7, Register's office for Davidson County, Tennessee.

Said Lot No. 333 fronts 82.88 feet on the westerly side of Sherman Oaks Drive and extends back 121.72 feet on the southerly line and 161.7 feet on the northerly line to a dead line in the rear measuring 76.9 feet thereon.

Being the same property conveyed to Tam Nguyen by Warranty Deed from James R. Smith and wife, Charlene A. Smith dated 08/04/06 and recorded 08/14/06 in Instrument Number 20060814-0100068, 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 4th day of August 2010.

Tam Nguyen

Tam Nguyen

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4th day of August 2010, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Tam Nguyen, 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 her free act and deed.

Notary Public

My Commission Expires

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

STATE OF TENNESSEE
COUNTY OF _____

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

Affiant

Subscribed and sworn to before me this 4 day of August 2010.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

Tax/Map ID & Parcel
148-1-217.00

New Owners:
Tam Nguyen and Doan Pham
4979 Sherman Oaks Drive
Nashville, TN 37211

Send Tax Bills to :
Tam Nguyen and Doan Pham
4979 Sherman Oaks Drive
Nashville, TN 37211