This instrument prepared by
And Return To:
Rudy Title and Escrow, LLC
1896 General George Patton Dr.
Franklin, TN 37067

Map & Parcel: 058-00-0-002.00

This instrument being prepared from information provided by the grantor.
No search was completed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We **Jack Phan and Tan V. Phan and Justin Phan** hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Tan V. Phan, married** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

A tract of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described according to a survey made March 29, 1938 by John Wilkes, Civil Engineer as follows:

Beginning at a point on the northerly margin of the New Highway, called the Tza Hyde Road, the southwest corner of the Old Woods Tract; and running thence northerly 1038 feet; thence south 18 ¾ deg. West 975 feet to the northerly margin of said New Highway, and thence south 72 ¼east, with the northerly margin of said Highway 330 feet to the beginning containing 4 acres, more or less.

Being the same property conveyed to Jack Phan and Tan V. Phan and Justin Phan by deed from Ada Hayes, dated June 18, 2007 and filed of record as Inst. No. 20070621-0074035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 4360 Sulphur Creek Road, Nashville, TN 37218

Witness my/our hand(s) this 10th day of March, 2011

Jack Phan

BILL GARRETT, Davidson County
Trans:T20110019152 DEEDQC
Recvd: 04/01/11 13:21 2 pgs
Fees:12.00 Taxes:0.00
20110401-0025166

Tan V. Phan

Justin Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jack Tan, Justin Phan a Notary Public in and for said County and State, **Jack Phan and Tan V. Phan and Justin Phan** 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, at office, this 10 day of March, 2011.

Notary Public

My Commission Expires: 01/07/2013

TRI DAVID NGUYEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee
County of DAVIDSON

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 March, 2011.

Notary Public

My Commission Expires:
01/07/2013

TRI DAVID NGUYEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

Address of New Owner &
Send Tax Bills To:
Tan V. Phan
4366 Sulphur Creek Rd
Nashville, TN 37218