This instrument was prepared by:
Richard H. Do
1105 Silver Moon Dr
Antioch, TN 37013
Using online form of:
www.selegal.org

BILL GARRETT, Davidson County
Trans:T20110082413 DEEDQC
Recvd: 12/29/11 10:43 3 pgs
Fees:17.00 Taxes:0.00
20111229-0101759

QUITCLAIM DEED

Name and address of the new owner (the Grantees):	RICHARD DO and wife, TRANG DOAN 1105 SILVER MOON DR, ANTIOCH, TN 37013 & TRI PHAN and wife, HANG HO at: 817 CRANBERRY LN, NOLENSVILLE , TN 37135
Name and address of the Mortgagee (the holder of a mortgage loan):	N/A
Tax map parcel number:	162 12 0A 032.00CO
Mail tax bills to:	RICHARD DO 1105 SILVER MOON DR ANTIOCH, TN 37013

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, I, Richard Do, the Grantor, sell, transfer, and convey to Richard Do and wife, Trang Doan & Tri Phan and wife, Hang Ho, the Grantees, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

All that certain parcel of land situated in Davidson County, State of Tennessee, being Lot No.32 on the Plan of Brittany Park, Phase 1A of record in Book 9700, page 46, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being the same property as described in Document #20111129-0092619 Dated 10/26/2011 Recorded 11/29/2011 in Davidson County Records.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Book 9700, Page 46 in the Register's Office of Davidson County, Tennessee.

Taxes for the year 2012 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements.

Witness my hand this 28th day of December, 2011.

Grantor: Richard Do

Acknowledgement

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On the 28th day of December, 2011, before me personally appeared Richard Do, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public

My commission expires: 3-4-2013

JOHN W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affidavit of Value

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0 (Zero Dollar). That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee: Richard Do and Grantee: Trang Doan

and

Grantee: Tri Phan and Grantee: Hang Ho

Sworn to and subscribed before me this 28th day of December, 2011.

(Seal)

JOHN W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 3-4-2013.