BILL GARRETT, Davidson County
Trans:T20120047178 DEEDQC
Recvd: 06/26/12 15:29 2 pgs
Fees:12.00 Taxes:0.00
20120626-0056091

THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
Cornerstone Square
500 Church Street
Suite 400
Nashville, TN 37219

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP-PARCEL NOS.**
Thuy Thi Thu Lam	Same	181-01-0-B
7605 Mint Leaf Drive	Thuy Thi Thu Lam	98.00CO
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0- .

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21 DAY OF June, 2012.

MY COMMISSION EXPIRES: 9/23/13

NOTARY PUBLIC

JAMES S LEVINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-23-2013

QUITCLAIM DEED

Pursuant to Paragraph 4 of the Marital Dissolution Agreement, as incorporated in the Final Decree of Divorce, in the case of PHUC TRONG TRAN v. THUY THI THU LAM, Docket No. 10D-2193 said Decree being entered on the _____th day of June, in the Fourth Circuit Court for Davidson County, Tennessee, I, PHUC TRONG TRAN , presently single and unmarried, do hereby transfer, convey, and forever quitclaim to THUY THI THU LAM, being presently single and unmarried, her heirs and assigns, any and all interest which I may now or forever have in and to the following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Phase One, 2nd Addition to Sugar Valley, and RS 10 Cluster Lot Subdivision of record in Instrument No. 2005105-0001853, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and legal description thereof.

Being the same property conveyed to Thuy Thi Thu Lam, Married, by warranty deed from Yazdian Construction, Inc. a Tennessee corporation of record under Instrument No.

20060913-0113674 by Substitute Trustee's Deed dated November 25th, 2008, from Bruce Oldham, Substitute Trustee, of record in Instrument Number 20081203-0117158, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Sugar Valley, or record in Book 11069, Page 14 and made applicable in 20050106-0002201, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above Plan of record; and taxes for the current year which has been prorated and assumed by Grantee herein.

This is improved property known as: 7605 Mint Leaf Drive, Nashville, TN 37211

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PREMISES. The above description is taken from prior deed of record, a copy of which was provided by Grantor, Phuc Trong Tran.

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of June, 2012

PHUC TRONG TRAN

STATE OF TENNESSEE)
COUNTY OF Williamson)

PERSONALLY appeared before me, a Notary Public in and for said County and State, PHUC TRONG TRAN with whom I am personally acquainted, or who provided reasonable and satisfactory identification as to his identity, and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this 21 day of June, 2012.

MY COMMISSION EXPIRES:
9/23/13

NOTARY PUBLIC

