THIS INSTRUMENT PREPARED BY:
SIMPLIFIED SEARCHES AND RELEASE TRACKING
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20120062324 DEEDQC
Recvd: 08/21/12 09:54 2 pgs
Fees:12.00 Taxes:0.00
20120821-0074916

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

Address New Owner:	Send Tax Bills To:	Map and Parcel:
Bao Nguyen 6043 Charlotte Pk Nashville, TN 37209	same	148-03-0 141.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Bao Nguyen, Tan Pham, and Jack Phan, tenants in common, hereinafter referred to as the "GRANTORS" and Bao Nguyen, married and Jack Phan, married, hereinafter referred to as the "GRANTEES":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTORS has this day quitclaimed unto GRANTEES, their heirs and assigns, as tenants by the entirety, all their right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

Being Lot No. 1039 on the Plan of Cherokee Hills, Section 10, of record in Plat Book 4660, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bao Nguyen, Tan Pham, and Jack Phan, tenants in common from Homesales, Inc by Special Warranty Deed dated 6/30/08, and recorded 7/10/08 in Instrument No. 20080710-0071061, said Register's Office.

This is improved property known as: **520 Spann Court, Antioch, Tennessee 37013**

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

In Witness Whereof, the undersigned has hereunto set their hands on this the 6th day of March, 2012.

Bao Nguyen

Tan Pham

Jack Phan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bao Nguyen, Tan Pham, and Jack Phan with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 20th day of August, 2012.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 12/23/14

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 20th day of August, 2012.

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/23/14