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 09:56 2 pgs
Fees:12.00 Taxes:0.00
20120821-0074920

# 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<br>6043 Charlotte Pk<br>Nashville, TN 37209 | same | 148-5-217 |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Bao Nguyen, married and Tan Pham, married, 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:

Land in Davidson County, Tennessee, being Lot 7, HILLSBROOK SUBDIVISION, SECTION 7, as shown on plat of record in Plat Book 3842, Page 249, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bao Nguyen, married and Tan Pham, married from Waddell H. Wright, unmarried by Warranty Deed dated 11/15/06, and recorded 12/6/06 in Instrument No. 20061206-0150774, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record, including those listed in Book 5268, Page 885; Book 5296, Page 361, Register's Office for said County.

This is improved property known as: **3824 Faulker Drive, Nashville, Tennessee 37211**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bao Nguyen and Tan Pham 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**