

BILL GARRETT, Davidson County
Trans:T20120099453 DEEDQC
Recvd: 12/28/12 10:26 2 pgs
Fees:17.00 Taxes:0.00
20121228-0119940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 27th day of December, 2012

Notary Public My Commission expires

MY COMMISSION EXPIRES:
May 06, 2013

New Owners
Jon Nghiem
6421 Paddington Way
Nashville, TN 37013

Send Tax Notices To:
SAME

Map and Parcel 151-09-0-47

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of correcting the spelling of the Grantees last name and making a re-conveyance to ***JON NGHIEM,unmarried*** the undersigned, **Quoc Ngjiem, unmarried and also known as Quoc Nghiem and now known as JON NGHIEM, unmarried and Hien Nguyen, unmarried** herein after referred to as Grantor(s), hereby quitclaim to **SAM E. STANSBURY, Trustee** his successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 47 on the Plan of Lone Hunter Chase, Phase 1, Section II, as of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Quoc (**Ngjiem**), unmarried by Warranty Deed from Dawn Wooten, unmarried, dated September 20, 2004, recorded December 13, 2004 at Instrument Number 20041213-0147871, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Quoc Nghiem nka Jon Nghiem and Hien Nguyen by Quit-Claim Deed from Quoc Nghiem nka Jon Hghiem, a single man, dated July 22, 2007, recorded August 20, 2007 at Instrument Number 20070820-0099456, Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines and certain restrictions shown on the Plan of Lone Hunter Chase, Phase 1, Section II of record in Plat Book 9700, Page 638 Register's Office for Davidson County, Tennessee.

Subject to: Restrictive Covenants of record in Book 9430, page 251 and Book 9534, page 938; to Terms and Conditions of By-Laws of record in Book 9340, page 279; to Terms and Conditions of Charter of Homeowner's Association of record in Book 9433, page 953; to a Sanitary Sewer Easement of record in Book 9588, page 930, to Terms and Conditions of Quitclaim Deed of record at Instrument Number 20030820-0120927, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

And now I, the said ***Sam E. Stansbury, as Trustee*** for the express purpose of carrying out the intent of this conveyance create a fee simple interest in subject property as set out above, do hereby quitclaim and convey solely to ***JON NGHIEM, unmarried*** his heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said, **SAM E. STANSBURY, TRUSTEE,** have hereunto set his signature on this the 27th day of December, 2012

Sam E. Stansbury, Trustee

MY COMMISSION EXPIRES: May 06, 2013

State of Tennessee, County of Davidson

SHIRLEY STANSBURY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sam E. Stansbury, Trustee,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 27th, day of December, 2012

Notary Public

Quoc Ngjiem A/K/A Quoc Nghiem and N/K/A JON NGHIEM, an unmarried person

JON NGHIEM

Hien Nguyen, an unmarried person

SHIRLEY STANSBURY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Quoc Ngjiem A/K/A Quoc Nghiem and N/K/A Jon Nghiem, unmarried and Hien Nguyen, unmarried the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 27th day of December, 2012

MY COMMISSION EXPIRES: May 06, 2013

Notary Public

SHIRLEY STANSBURY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The street address of the herein described property is believed to be 6421 Paddington Way, Antioch, TN 37013 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.