THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, TN 37215** **CRT File No. 12091842**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of January 2013 Notary Public My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

QUITCLAIM DEED

Address New Owner: Hon-Vinh Q. Duong and Theresa Lee 6129 Jocelyn Hollow Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 11516005300

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Theresa Lee** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Hon-Vinh Q. Duong and Theresa Lee, husband and wife** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, PLAN OF HARDING PARK, as shown on plat of record in Plat Book 2331, Page 120, 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 Theresa Lee, married by Warranty Deed from Bernice M. Karr, unmarried, recorded on the 3rd day of January, 2012 in Instrument No. 20120103-0000541, in the Register's Office of Davidson County, Tennessee. Being all of the same property conveyed by Warranty Deed from Robert J. Hastings and wife, Bessie E. Hastings to Jerry Karr and wife, Bernice M. Karr as recorded on the 22nd day of September, 1960 in Deed Book 3131, Page 581and a portion of Quitclaim Deed from Jerry Karr to Bernice M. Karr as recorded on the 27th day of September, 1991 in Deed Book 8451, Page 834, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6129 Jocelyn Hollow Road Nashville, TN 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130003200 DEEDQC
Recvd: 01/11/13 12:33 2 pgs
Fees:12.00 Taxes:0.00
20130111-0003805

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2013.

Theresa Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Theresa Lee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of January, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014