Recording Requested by and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel 87
Map 69

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Mary Ann Guess
Affiant

Subscribed before me this 31st day of January, 2014.

Notary
My Commission Expires Jun 12th 2015
(Affix Seal)

VINITA RAO
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 12, 2015

New Owners: Ann Nga
7835 Tintern Trace
Duluth, GA 30097

Send Tax Bills to: Same

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Mary Ann Guess, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid and the care for me she has extended and continues to extend, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to Ann Nga, her heirs, successors and assigns, all of her right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Lane in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, September 30, 1960, as follows:

Beginning at an iron pin in the northwest corner of the property conveyed to Gladys Arms by deed from Grover Cleveland Sewell and wife, of record in book 3134, page 175, Register's Office of said County; thence with said Arms' western boundary line, south 2° west 315 feet to a point in the northern boundary line of the Harry Guess property; thence with same, south 86° 45' west 288 feet; thence north 1° west 352 feet to an iron pin; thence south 86° east 303.5 feet to the beginning, containing 2.23 acres, more or less.

Being the same real property conveyed to Mary Ann Guess by deed from William C. Vandervort and wife, Maxine Vandervort, of record in book 114, page 454, said Register's Office

This conveyance is made subject to easement for electric power line on and across premises as set out in grant from J. K. Sewell to The Tennessee Electric Power Company, of record in Book 787, page 27, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20140010863 DEEDQC
Recvd: 02/14/14 12:47 2 pgs
Fees:12.00 Taxes:0.00
20140214-0013195

This instrument and the interest hereby conveyed are subject to such limitations, restrictions, mortgage and encumbrances as may affect the premises.

WITNESS my hand this 31 day of January, 2014.

Grantor: Mary Ann Guess

STATE OF Georgia)
COUNTY OF Fulton)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Ann Guess, with whom I am personally acquainted and who upon oath, acknowledged herself to be the within named Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Suwanee, Georgia, this 31st day of January, 2014.

Vinita Rao

Notary Public

VINITA RAO
Notary Public
Fulton County
State of Georgia
My Commission Expires Jun 12, 2015

My Commission Expires: June 12th 2015