Davidson County DEEDQC
Recvd: 07/11/14 07:43 5 pgs
Fees:27.00 Taxes:0.00
20140711-0061001

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

AFTER RECORDING RETURN TO:
STEVEN NGOC TRAN AND NINI NGOC TRAN
5617 CRAFTWOOD COURT
ANTIOCH, TN 37013
File No. 14020292

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 183050A27000CO

7.94547541
Rec 2nd

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of June, 20 14, by and between **NGHIA NGOC TRAN, A/K/A STEVEN NGOC TRAN AND WIFE, THANH NGOC SON, A/K/A NINI NGOC TRAN**, a mailing address of 5617 CRAFTWOOD COURT, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **STEVEN NGOC TRAN AND WIFE, NINI NGOC TRAN**, a mailing address of 5617 CRAFTWOOD COURT, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 5617 CRAFTWOOD COURT, ANTIOCH, TN 37013

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NO. 20010316-0025406, Recorded: 03/16/2001

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

NGHIA NGOC TRAN, A/K/A STEVEN NGOC TRAN

THANH NGOC SON, A/K/A NINI NGOC TRAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Thanh Ngoc Son AKA Nini Ngoc Tran, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 9 day of June, 2014

Notary Public
My Commission expires: 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

Notary Public
My Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

STEVEN NGOC TRAN

Subscribed and sworn to before me this 9 day of June, 2014, by STEVEN NGOC TRAN.

Notary Public
My Commission Expires 7-2-17

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Name and address for person(s) responsible for taxes:

STEVEN NGOC TRAN AND NINI NGOC TRAN
5617 CRAFTWOOD COURT
ANTIOCH, TN 37013

Name and address of property owner:

STEVEN NGOC TRAN AND NINI NGOC TRAN
5617 CRAFTWOOD COURT
ANTIOCH, TN 37013

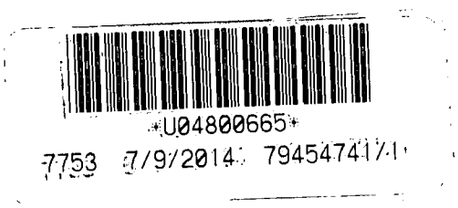
EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 464 ON THE PLAN PHASE FOUR, SECTION SEVEN "A" OCTOBER WOODS, OF RECORD IN BOOK 7900, PAGE 709 AND INSTRUMENT NO. 20009070088379, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE LEGAL DESCRIPTION.

TAX ID NO: 183050A27000CO

PROPERTY COMMONLY KNOWN AS: 5617 CRAFTWOOD COURT, ANTIOCH, TN 37013



I, LATHA PARAMESWARAN do hereby make oath that I am a ~~licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Minnesota

County of Ramsey

Personally appeared before me, Xong Vang, a notary public for this county and state, LATHA PARAMESWARAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

XONG VANG
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

MY COMMISSION EXPIRES: January 31, 2017

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).