This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Bao Nguyen	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 6043 Charlotte Pike	(STREET ADDRESS)	047-00-0-017.00
(CITY) (STATE) (ZIP) Nashville, TN 37209	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Bao Nguyen and wife, Khanh Thuy,** Grantor, does hereby quitclaim and convey unto **Bao Nguyen and wife, Khanh Thuy, and Jack Phan** married , the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Beginning at an iron rod set in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the northeast corner of the Woodrow T. Harry et ux property; thence leaving the west margin of Old Hickory Boulevard along the north boundary line of the Harry property and with a fence line North 70 deg. 02 min. 00 sec. West, 1186.64 feet to an iron rod set at a corner of Tract 2; thence with boundary lines of Tract 2 on newly established lines to points as follows: North 21 deg. 59 min. 37 sec. East, 200.12 feet to an iron rod set; South 70 deg. 02 min. 00 sec. East 820.39 feet to an iron rod set; South 56 deg. 06 min. 22 sec. East 374.23 feet to an iron pin set; South 22 deg. 04 min. 58 sec. West, 110.0 feet to the point of beginning, containing 5.07 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darrin Christy, R.L.S. No. 1821, P. O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to Bao Nguyen and wife, Khanh Thuy by Deed from Thomas Peek and wife, Linda A. Peek, of record in Instrument No. 200708130096507, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 1st day of Sept. August, 2015. CA

Affiant

My commission expires: 9-11-17
(Affix Seal)

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

Witness my hand this 1st day of Sept. August, 2015. CA BN KN

Bao Nguyen
Bao Nguyen

Khanh Nguyen
Khanh Thuy

BILL GARRETT, Davidson County
Trans:T20150075405 DEEDQC
Recvd: 09/03/15 13:49 2 pgs
Fees:12.00 Taxes:0.00
20150903-0090040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of ~~August~~ Sept, 2015, before me personally appeared Bao Nguyen, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed. CAT KN BN

Witness my hand and official seal this 1ST day of ~~August~~ Sept, 2015. KN BN

Cari Allen
Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of ~~August~~ Sept, 2015, before me personally appeared Khanh Thuy, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed. CAT BN ICR

Witness my hand and official seal this 1ST day of ~~August~~ Sept, 2015. ICR

Cari Allen
Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY