Davidson County DEEDQC
Recvd: 10/16/15 15:19 6 pgs
Fees:33.00 Taxes:566.10
20151016-0105692

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 726894

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Tan Nguyen and Nhon Vo, 2307 Radar Ridge Road Antioch TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
149-05-0-195.00

QUITCLAIM DEED

Frank Dat Huynh, hereinafter grantor, whose tax-mailing address is **1102 Queen Annes Cove Fort Mill SC 29708**, for $153,000.00 (One Hundred Fifty Three Thousand Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Tan Nguyen a married and Nhon Vo an unmarried man** hereinafter grantee, whose tax mailing address is **2307 Radar Ridge Road Antioch TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

BEING the same property conveyed by Trang T. Huynh to Frank Dat Huynh and Lily Hoa Ngo, husband and wife, by deed recorded April 22, 2003 in the Register's Office of Davidson County at Document #20030422-0053093, who were married at Vietnam on Aug 15, 1968 and they remained continuously married until the said Lily Hoa Ngo died on or about May 3, 2011 while married to Frank Dat Huynh, thus vesting Frank Dat Huynh as sole owner in fee simple of the subject parcel.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Parcel ID: 149-05-0-195.00

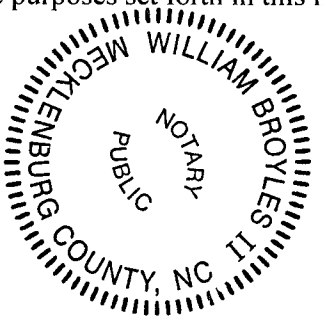
Executed by the undersigned on Oct 14, 2015:

Frank Dat Huynh

Frank Dat Huynh

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me on Oct 14, 2015 by **Frank Dat Huynh** who is personally known to me or has produced SC DL as identification, and furthermore, the aforementioned person has acknowledged that his signatures was his free and voluntary act for the purposes set forth in this instrument.



Notary Public
Comm Exp 10/5/18

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ $153,000.

Linda M Cruz

Subscribed and sworn to before me this 14th day of October, 2015.

Mark J Appugliese

Notary Public

My Commission expires: 5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT A
(LEGAL DESCRIPTION)

All of the lot or parcel of land situate, lying and being in Davidson County, Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 163 of Pebble Trace, Section One, as of record in Plat Book 6900, Page 34, and revised of record in Plat Book 9700, page 304, Register's Office for said County, to which plat reference is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property as conveyed from Trang T. Huynh to Frank Dat Huynh and Lily Hoa Ngo as set forth in Deed Instrument #20030422-0053093 dated 04/02/2003, recorded 04/22/2003, DAVIDSON County, TENNESSEE.

Tax ID: 149-05-0-195.00

PROPERTY ADDRESS 2307 Radar Ridge Rd Antioch TN 37013

True Copy Certification

I, Wendy Nelson, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

On this, the 8 day of October, 2015, before me Mark J Appugliese, the undersigned officer, personally appeared Wendy Nelson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES