This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDQC
Recvd: 12/08/15 15:24 4 pgs
Fees:22.00 Taxes:0.00
20151208-0123647

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 8th day of December, 2015.

MANDY TERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 3-10-19

NEW OWNER:

Xua Mai Tran and Suong T. Tran
2100 Skyglen Trace
Antioch, TN 37013

SEND TAX BILLS TO:

New owners
5684 Deer Valley Trail
Antioch, TN 37013

MAP/PARCEL:

173-08A-098.00CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Son T. Tran, an unmarried man (hereinafter referred to as "Grantor"), does convey all of his undivided right, title and interest to the hereinafter described property to Suong T. Tran, unmarried man and Xuan Mai Tran n/k/a Xuan Mai Nguyen, a married woman, as joint tenants in common with rights of surviorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Three, Deer Valley, "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument No. 20060614-0070867, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suong T. Tran, unmarried and Xuan Mai Tran, unmarried and Son T. Tran, unmarried, joint tenants in common with rights of

survivorship by Warranty Deed from Ben Sedaghat, unmarried, of record in Instrument No. 20070306-0027281, Register's Office for Davidson County, Tennessee, dated March 02, 2007 and recorded on March 06, 2007.

Note this is a corner lot with a property address of 2100 Skyglen Trace but with a mailing address of 5684 Deer Valley Trail.

This property is commonly known as 2100 Skyglen Trace Antioch, TN 37013-4292.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 8th day of December, 2015.

GRANTOR:

Son T. Tran

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Son T. Tran and with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 8th day of December, 2015.

Mandy Terry

NOTARY PUBLIC

My Commission Expires: 3-10-19

MANDY TERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

20151596R

True Copy Certification

I, Dora Mobley, 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 TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY