This instrument prepared by:

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

Davidson County DEEDQC
Recvd: 12/29/15 10:49 5 pgs
Fees:27.00 Taxes:0.00
**20151229-0130458**

The actual consideration is $0.00.

NEW OWNER:

Xuan Mai Tran and Suong T. Tran
to
Suong T. Tran, Xuan Mai Nguyen
and Viet Nguyen
2100 Skyglen Trace
Antioch, TN 37013

AFFIANT

Subscribed and sworn to before me this
the 24th day of December, 2015.

SEND TAX BILLS TO:

New owners
5684 Deer Valley Trail
Antioch, TN 37013

NOTARY PUBLIC

MAP/PARCEL:

173-08A-098.00CO

My Commission Expires: 10/25/2017

SAMER SHAKER
Commission # 2046776
Notary Public - California
San Diego County
My Comm. Expires Oct 25, 2017

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Suong T. Tran, unmarried man and Xuan Mai Tran n/k/a Xuan Mai Nguyen, a married woman (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 and Viet Nguyen, husband and wife, 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,*

*Tran n/k/a Xuan Mai Nguyen, a married women, as joint tenants in common with rights of survivorship by Quitclaim Deed from Son T. Tran, an unmarried man, of record in Instrument No. 20151208-0123647, Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 8, 2015.*

***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 24th day of December, 2015.

GRANTOR:

Suong T. Tran

Xuan Mai Tran n/k/a Xuan Mai Nguyen

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 California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Xuan Mai Tran n/k/a Xuan Mai Nguyen 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 24th day of December, 2015.

SAMER SHAKER
Commission # 2046776
Notary Public - California
San Diego County
My Comm. Expires Oct 25, 2017

NOTARY PUBLIC

My Commission Expires: 10/25/2017

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Suong T. Tran 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 23rd day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 3/10/2019

ROZALIND RUTH
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