THIS INSTRUMENT WAS PREPARED BY:

Jonathan K. Cameron
Attorney at Law
8 Public Square North, Suite 6
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20160005652 DEEDQC
Recvd: 01/21/16 12:24 3 pgs
Fees:17.00 Taxes:0.00
20160121-0006233

QUITCLAIM DEED

FROM: Thao T. Bui

TO: Phong Pham

Map and Parcel No.:

134-13-158

Address New Owner(s) as follows:
238 Eisenhower Drive
Nashville, TN 37211

Send Tax Bills To:
F T Mortgage Companies d/b/a
2974 LBJ Freeway
Dallas, TX 75234

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Phong Pham, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Bui v. Pham, Docket No.61714, Circuit Court of Rutherford County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Phong Pham

Sworn to and subscribed before me, this 13th day of June, 2012.

RHETT C. CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: JULY 8, 2013

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Thao T. Bui, does transfer, quitclaim and convey unto the Phong Pham, his heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, Pages 34, 35, and 36, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Phong Pham and wife Thao T. Bui from Alberta Armstrong, unmarried, by deed of record in Book 11668 Page 19, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS SUBJECT TO: 1) All restrictions on record; 2) All easements of record; 3) Al visible easements; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations.

This property is improved property known as 238 Eisenhower Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phong Pham, his heirs, successors, and assigns, forever.

Witness my hand this 01 day of 02, 2012.

Thao T. Bui

STATE OF TENNESSE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named Thao T. Bui, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Public Square, Murfreesboro, Tennessee, this 1st day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 12/22/13

