After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 770096

Davidson County DEEDQC
Recvd: 05/06/16 08:56 5 pgs
Fees:27.00 Taxes:0.00
20160506-0044883

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:
Minh Le, Nhung Thi C Tran, Phuong Thi My Le and **Linh Thi My Le**, 5400 Village Way Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161 10 0A 028.00

QUITCLAIM DEED

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Minh Le married to **Nhung Thi C Tran**, hereinafter grantors, whose tax-mailing address is **5400 Village Way, Nashville, TN 37211**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Minh Le**, **Nhung Thi C Tran**, husband and wife, **Phuong Thi My Le, unmarried,** and **Linh Thi My Le**, unmarried, hereinafter grantees, whose tax mailing address is **5400 Village Way Nashville, TN 37211**, 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

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.

Executed by the undersigned on 4.27, 2016:

Minh Le

Nhung Thi C Tran

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 4.27, 2016 by **Minh Le** and **Nhung Thi C Tran** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

Notary Public

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.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed record as Instrument 20140528-0045711 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 161 10 0A 028.00

EXHIBIT A
(LEGAL DESCRIPTION)

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TOWIT:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Phase One of Villages of Brentwood of record in Plat Book 5200, page 613, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Carolyn Elizabeth Latham, unmarried to Minh Le and Nhung Thi C. tran, husband and wife as set forth in Deed Instrument #20140528-0045711 dated 05/21/2014, recorded 05/21/2014, DAVIDSON County, TENNESSEE.

Tax ID: 161 10 0A 028.00

PROPERTY ADDRESS: 5400 Village Way, Nashville, TN 37211

True Copy Certification

I, Rozanne Clough, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough 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: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020