Karen Johnson Davidson County
Batch# 189127 DEEDQC
01/29/2019 09:16:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190129-0008339

QUITCLAIM DEED

This instrument was prepared by:
Lyly Nguyen, Attorney at Law
10221 Slater Avenue, Suite 216, Fountain Valley, California 92708

Name and address of the new owner (the Grantee):	Thomas Pham and Khanh Mai Do Pham, Trustees of Thomas Pham and Khan Pham Trust Dated December 19, 2018 10699 El Campo Ave., Fountain Valley, CA 92708
Tax map parcel number:	Map173-01 Parcel 136 05DU32248
Mail tax bills to:	Thomas Pham and Khanh Mai Do Pham, Trustees of Thomas Pham and Khan Pham Trust Dated December 19, 2018 10699 El Campo Avenue, Fountain Valley, CA 92708

FOR AND INCONSIDERATION OF the sum of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Tam M. Pham and wife, Khanh M. Do ("Grantors) on this 19th day of December, 2018, does hereby and quitclaim to Thomas Pham and Khanh Mai Do Pham, Trustees of Thomas Pham and Khanh Pham Trust Dated December 19, 2018 ("Grantees") right, title and interest in and to the following described real estate, in the county of Davidson, State of Tennessee: This is a revocable trust.

Land in Davidson County, Tennessee, Being Lot No. 43 on the plan of Monte Carlo Estates, Section II-B of Record in Plat Book 5050, Page 99, Register's Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Tam M. Pham and wife, Khanh M. Do Pham, by deed from James M. Bishop and wife, Emily M. Bishop, of record in Book 9654, page 192, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5196, Page 649, Register's Office for said County.

This improved property known as 612 Cedarmont Drive, Antioch, TN 37013-4412

IN WITNESS WHEREOF, Tam M. Pham and Khanh M. Do Pham has caused this instrument to be executed this 19th day of December, 2018.

Tam M. Pham

Khanh, M. Do Pham

ACKNOWLEDGMENT

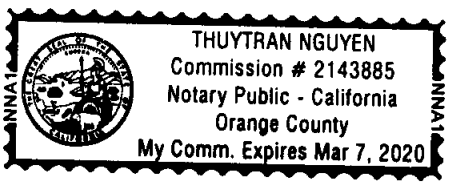
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Orange)

On December 19, 2018, before me, Thuytran Nguyen, notary public, personally appeared Tam M. Pham also known as Thomas Pham and Khanh M. Do Pham, who roved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Thuytran Nguyen (Seal)