Karen Johnson Davidson County
Batch# 189127 DEEDQC
01/29/2019 09:16:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190129-0008344

# 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<br>10699 El Campo Avenue, Fountain Valley, CA 92708 |
| Tax map parcel number: | Map 173-1<br>Parcel 185 |
| Mail tax bills to: | Thomas Pham and Khanh Mai Do Pham, Trustees of Thomas Pham and Khan Pham Trust Dated December 19, 2018<br>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 Pham and wife, Khanh Mai Do-Pham ("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. 10 on the Plan of Monte Carlo Subdivision, Section III A, as of record in Book 5800, page 150, Register's Office for Davidson County, Tennessee. For a more complete description, reference to said plan is hereby made.

Being the same property conveyed to Tam Pham and wife, Khanh Mai Do-Pham, by deed from Robert W. Bradley, Unmarried, of record in Instrument No. 20010801-0081292, and Instrument No. 20020307-0028762, Register's Office for Davidson County, Tennessee.

This improved property, known as: 408 & 410 Cedar Creek Trail, Nashville, Tennessee 37211

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

Tam Pham

Khanh, M. Do-Pham

## ACKNOWLEDGMENT

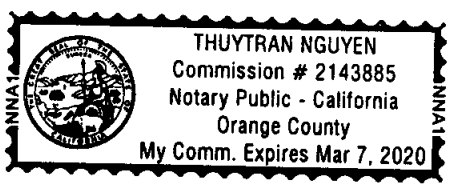
*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California )
)
County of Orange )

On December 19, 2018, before me, Thuytran Nguyen, notary public, personally appeared Tam Pham also known as Thomas Pham and Khanh Mai Do Pham, who proved 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)