AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main Street; Suite 1061
Akron, OH 44311
File No. 505647262

Karen Johnson Davidson County
Batch# 728198 DEEDQC
10/01/2021 08:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211001-0131968

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 114-08-0C-018.00

QUITCLAIM DEED

THIS DEED made and entered into on this 23 day of AUGUST, 20 21, by and between **JONATHAN NGUYEN and ROSE PHAM F/K/A MY HOA PHAM, HUSBAND AND WIFE,** a mailing address of 7277 Charlotte Pike, Unit 125, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **JONATHAN NGUYEN and ROSE PHAM, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** a mailing address of 7277 Charlotte Pike, Unit 125, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 18, ON THE PLAN OF WEST PARK, PHASE 1, OF RECORD IN INSTRUMENT NO. 20040624-0075135, AS ESTABLISHED BY AND SHOWN AS EXHIBIT "A" TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040304-0024541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Property Address: 7277 CHARLOTTE PIKE, UNIT 125, NASHVILLE, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed by Warranty Deed from Kyle Wenzel, an unmarried man to Jonathan Nguyen and My Hoa Pham, dated: 11/17/2014 and recorded: 11/17/2014 under Document No. 20141117-0105971 in the Official Records of Davidson County, TN.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JONATHAN NGUYEN

ROSE PHAM F/K/A MY HOA PHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JONATHAN NGUYEN and ROSE PHAM F/K/A MY HOA PHAM, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 23 day of AUGUST, 20 21.

Notary Public
My Commission expires: 3/3/2025

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Jonathan Andrew Nguyen Rose Pham

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 23 day of AUGUST, 2021.

Cherita Brown

Notary Public
My Commission Expires: 3/3/2021

CHERITA BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

JONATHAN NGUYEN and ROSE PHAM
7277 CHARLOTTE PIKE, UNIT 125
NASHVILLE, TN 37209

Name and address of property owner:

JONATHAN NGUYEN and ROSE PHAM
7277 CHARLOTTE PIKE, UNIT 125
NASHVILLE, TN 37209

Tennessee Certification of Electronic Document

I, Donna Scaretto, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23,2021 (date of document).

Affiant Signature

07-05-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 5 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954