FROM: Hester Beasley Partners, a Tennessee general partnership

TO : Tuan Nguyen

QUITCLAIM DEED

Address of New Owner:
Tuan Nguyen
4322 Wallace Ln
Nashville TN 37215

Send Tax Bills To:
New owner

Map & Parcel:
16800012500

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Return to:
#16181

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is
$ -0-

Affiant
Subscribed and sworn to before me this the 2ND day of February, 2022

Judy R. Montague
Notary Public
Commission Expires: 11-3-2025

JUDY R. MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

I/We, Hester Beasley Partners, a Tennessee general partnership, do hereby quitclaim to Tuan Nguyen, his/her heirs and assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Claude W Smith Subdivision, as of record in Instrument No. 20190320-0025451, Register's Office for Davidson County, Tennessee, tc which plan reference is made for a more complete description.

Together with ta 50 foot ingress-egress and utility easement as more fully described in Deed of record in book 10482 Page 439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hester Beasley Partners, a Tennessee general partnership of record in Instrument No. 20201022-0123051, Register's Office for Davidson County, Tennessee..

This is improved property (X) known as 8942 Hester Beasley Road Nashville TN 37221.

Witness our hand(s) this the 2ND day of February, 2022.

Hester Beasley Partners, a Tennessee general partnership

By: Tuan Nguyen, Partner

Karen Johnson Davidson County
Batch# 799367 DEEDQC
02/02/2022 12:37:54 PM 1 pg
Fees: $12.00 Taxes: $0.00

20220202-0012418

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Tuan Nguyen with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged themselves to be PARTNER of Hester Beasley Partners, a Tennessee general partnership, and that he as such PARTNER executed the foregoing instrument for the purposes therein contained, by signing the name of Hester Beasley Partners, a Tennessee general partnership by himself as PARTNER.

Witness my hand and official seal at NASHVILLE, Tennessee, this the 2ND day of February, 2022.

Judy R. Montague
Notary Public
Commission Expires: 11-3-2025

JUDY R. MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025