Karen Johnson Davidson County
Batch# 924020 DEEDQC
09/30/2022 03:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220930-0108350

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

ADDRESS OF NEW OWNER:
Alexander Berger
4958 Edmondson Pike, Unit D- 20
Nashville, TN 37211

AFFIANT

Subscribed and sworn to before me
this 30th day of September, 2022.

NOTARY PUBLIC
My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SEND TAX BILLS TO:
New Owner
2420 Albion St.
Nashville, TN 37208

Map & Parcel:

147-07-0B-020.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Alexander Berger, a single man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Alexander Berger, a single man and Steven Berger and Barbara Berger, husband and wife, as joint tenants with rights of survivorship** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No D-20 on the Plan of Woodlea Place Townhomes, of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Dung Phuong Nguyen, a single woman and Khong Truong Nguyen, a single man, joint tenants with rights of survivorship by Quitclaim deed from Cuc Thi Thu Nguyen, unmarried of record in Instrument No. 20170316-0025583 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 16, 2017. Dung Phuong Nguyen having legally changed her name to Gigi Nguyen, pursuant to Petition for Name Change in the United States District Court for the Middle District of Tennessee, dated August 30, 2019. The said Gigi Nguyen having since married and is now known as Gigi Nguyen Arguello.

Being the same property conveyed to Alexander Berger, a single man by Warranty deed from Dung Phuong Nguyen NKA Gigi Nguyen, married and Khong Truong Nguyen, a single man, joint tenants with rights of survivorship of record in Instrument No 202209300108348 *, Register's Office for Davidson County, Tennessee dated September 30, 2022 and recorded on* September 30, 2022.

This is real property commonly known as 4958 Edmondson Pike, Unit D-20, Nashville, TN 37211

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the _____ day of September, 2022.

Alexander Berger

Alexander Berger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Alexander Berger, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 30th day of September, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 30, 2022.

J. Carlton Drumwright

September 30, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 30, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY