Karen Johnson Davidson County
Batch# 939013 DEEDQC
11/08/2022 10:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221108-0119847

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Brett Myers 305 N 1000 W Salt Lake City, UT 84116	Same	173 09 0A 256.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **VU NGUYEN**, unmarried, by these presents does hereby quitclaim and convey unto **BRETT MYERS**, unmarried, and his successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot 197, on the plan of Lenox Village, Phase "E", as of record at Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRETT MYERS, an unmarried man, by Warranty Deed from James L. Widrig, joined by his wife, Alicia C.B. Widrig, dated April 25, 2014 and recorded April 29, 2014 of record in Instrument Number: 20140429-0035805, said Register's Office of Davidson County, Tennessee.

This is improved property more commonly known as 8604 Gauphin Place, Nashville, TN 37211.

The said VU NGUYEN joins in this conveyance to convey any marital interest he has in the property.

The said Brett Myers and Vu Nguyen are now unmarried pursuant to the Final Decree of Divorce in the action styled, BRETT MYERS vs. VU NGUYEN, Docket No. 22D1158, Third Circuit Court for Davidson County, Tennessee entered on November 2, 2022.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree in a divorce action styled BRETT MYERS vs. VU NGUYEN, Docket No. 22D1158, Third Circuit Court for Davidson County, Tennessee and that there was no other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 7 day of November, 2022.

Notary Public

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Witness my hand this 7 day of November, 2022, the bargaining party, having caused my name to be signed hereto on said day and date.

VU NGUYEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Caitlin Turner, a Notary Public in and for said County and State, **VU NGUYEN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 7 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 11/7/22 [DATE].

Devin Freeman Park

AFFIANT SIGNATURE

11/8/2022

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 8 day of November, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

