This Instrument Prepared By:
Robert M. Pautienus III, Esq.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1001551 DEEDQC
05/10/2023 10:13:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20230510-0034784

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel**
Quyen T. Nguyen and wife, Mau Nguyen 630 River Rouge Drive Nashville, Tennessee 37209	Same as New Owner	90-11-26

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(4).

QUYEN T. NGUYEN

Sworn to and subscribed before me this 10th day of May, 2023.

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

BE IT KNOWN THAT We, QUYEN T. NGUYEN and wife MAU NGUYEN and LONG D. NGUYEN, unmarried, as PHUC H. NGUYEN, unmarried, having since died on March 07, 2020, are the owners of the property herein described. It is our express desire to re-title the subject property to QUYEN T. NGUYEN and wife, MAU NGUYEN, their heirs and assigns.

THEREFORE, FOR AND IN CONSIDERATION of $10.00 (Ten Dollars), the receipt of which is hereby acknowledged, and for the express purpose of re-titling said property, We, QUYEN T. NGUYEN and wife MAU NGUYEN and LONG D. NGUYEN, unmarried, by these presents do hereby quitclaim, transfer and convey unto ROBERT M. PAUTIENUS III, Trustee, his successors and assigns, all of our right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

LAND in Davidson County, Tennessee, being Lot No. 616, on the Plan of Charlotte Park, Section Nine, of Record in Book 2900, Page 77, in the Register's Office for said county to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to QUYEN T. NGUYEN and wife MAU NGUYEN and LONG D. NGUYEN, unmarried, and PHUC H. NGUYEN, now deceased, from JAMES SCOBEE and LORI SCOBEE, husband and wife, by Warranty Deed of record in Instrument 20080826-0087571, Register's Office for Davidson County, Tennessee.
The foregoing description is taken verbatim from the prior deed of record.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all terms set out on any applicable plat of record, all in the said Register's Office.

AND NOW, I, ROBERT M. PAUTIENUS III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto QUYEN T. NGUYEN and wife MAU NGUYEN, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

This is improved property known as 630 River Rouge Drive, Nashville, Tennessee 37209.

WITNESS OUR HANDS this 10th day of May, 2023.

QUYEN T. NGUYEN

LONG D. NGUYEN

MAU NGUYEN

ROBERT M. PAUTIENUS III, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named QUYEN T. NGUYEN, MAU NGUYEN and LONG D. NGUYEN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of May, 2023.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. 10-4-2025

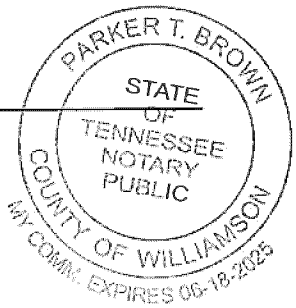
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT M. PAUTIENUS III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 10th day of May, 2023.

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 May 10, 2023.

5/10/23

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10 day of MAY, 2023.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-13-2025