Karen Johnson Davidson County
Batch# 1029447 DEEDQC
07/21/2023 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230721-0056417

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

EMILY JOY MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

STATE OF Tennessee

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this 18 day of July, 2023.

Emily Joy Montgomery
Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Minh Nguyen and Trai Pham	**New Owner**	**090150-032.00**
406 Basswood Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Uyen T. Nguyen and husband, Daniel Nguyen** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Minh Nguyen and Trai Pham, husband and wife, and Sammie Nguyen, unmarried,** herein called "GRANTEE(S)", its successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows; Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 427 on the Plan of Charlotte Park, Section 6, as appears of record in Book 2900, pages 7 and 8, Register's Office for Said County, described as follows:

Beginning on the easterly margin of Basswood Avenue at the corner of Lots Nos. 426 and 427; then with the line between said two lots eastwardly 161.8 feet to the southwesterly line of Lot No. 423; thence with said line southeastwardly 25.7 feet to the northwest corner of Lot No. 431; thence with the westerly line of Lots Nos. 431 and 430 southwardly 33.1 feet to the corner of Lots Nos. 427 and 428; thence with the line between said two lots, southwestwardly 163.5 feet to the easterly margin of Basswood Avenue; thence with sad Avenue, northwardly 97 feet to the beginning..

Being the same property conveyed to Minh Nguyen and Trai Pham and Uyen T. Nguyen by Special/Limited Warranty Deed from Deutsche Bank National Trust company as Trustee for Saxon Asset Securities Trust 2007-1, dated December 4, 2009, of record as Instrument No. 20091228-0117267, Register's Office for Davidson County, Tennessee.

Daniel Nguyen joins in this deed in order to convey any right, title, or interest in the property he may have in the property by virtue of his marriage to Uyen T. Nguyen.

This is **improved** property known as: **406 Basswood Ave., Nashville, TN 37209**

WITNESS my/our hand(s) this 18 day of July, 2023.

Uyen T. Nguyen

Daniel Nguyen

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Uyen T. Nguyen and Daniel Nguyen,** the within named Grantor(s), 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 at office, this 18 day of July, 2023.

Notary Public

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/18/23 (date of document).

Jennifer Russell
Affiant Signature

7/21/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21st day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

