Karen Johnson Davidson County
Batch# 1071189 DEEDQC
11/14/2023 08:09:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231114-0088544

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Phuoc Vinh Phan 4303 B Dale Avenue Nashville, TN 37204	Same	090-12-0-108.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Phan Properties, LLC, a Tennessee Limited Liability Company ("Grantor"), hereby this day grants, bargains, sells, quitclaims, transfers, and conveys unto Puoc Vinh Phan ("Grantee"), and his successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 262 on the Plan of Charlotte Park Section IV of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Phan Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Linda S. Wetzel, an unmarried woman of record in Instrument No. 20220314-0029277 Register's Office for Davidson County, Tennessee, dated March 4, 2022 and recorded on March 14, 2022.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 6405 Edsel Drive, Nashville, TN 37209.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 7th day of November, 2023.

Phan Properties, LLC, a Tennessee Limited Liability Company

By: _____
Phuoc Vinh Phan, Sole Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phuoc Vinh Phan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Phan Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

WITNESS MY HAND, and official seal this 7th day of November, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My commission expires: 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

_____
Phuoc Vinh Phan

Sworn and subscribed to before me this 7th day of November, 2023.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public

My Commission Expires: 6-27-2027