Karen Johnson
Batch # 1087259
01/02/2024 09:58:33 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240102-0000129

WHEN RECORDED RETURN TO:
Chau Mai
7917 River Fork Drive
Nashville, Tennessee 37221

QUITCLAIM DEED

On this 26 day of December, 2023, the Grantor,

- **Chau Mai**, a single person,

for and in consideration of: Zero Dollar ($0.00) and / or other good and valuable consideration conveys, releases, and quitclaims to the Grantee(s):

- **Mai Holdings, LLC,**
  - Members: Chau Mai (Member – 51% ownership) and Phuong Le (Co-Member – 49% ownership)
  - 7917 River Fork Drive
  - Nashville, Davidson County, TN 37221

The following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

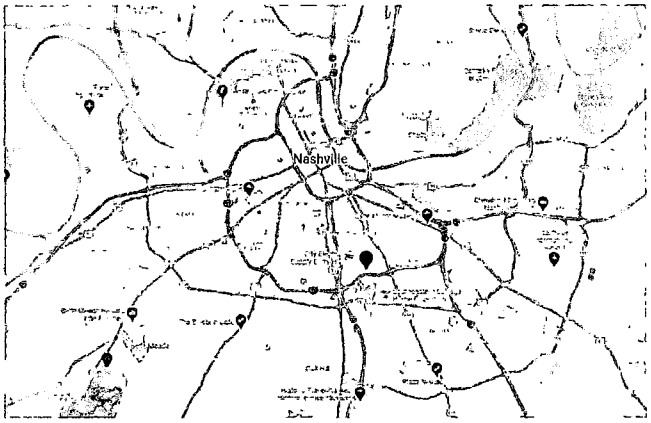
- **Legal Description:**
  - Current Rental Single-Family Townhome
  - Unit 123 Row at Berry Hill
  - 553 Rosedale Avenue, Apt 123
  - Nashville, TN 37211
  - *Land in Davidson County, Tennessee, being Unit No. 123 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, Created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record, in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.*
  - *Being the same property conveyed to Chau Mai, a single man, by Warranty Deed from W. Aaron Fortner, PLLC, a Tennessee professional limited liability company, of record on June 29, 2020, at Instrument No. 20071231-0149267, a Davidson County Register of Deeds*
  - *This property is commonly known as 553 Rosedale Avenue Nashville, TN 37211*

Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above described property, and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any thereof.

$0 Consideration

Tax Parcel Number: 118040B12300CO

Map:



Mail Tax Statements To:
Mai Holdings, LLC,
7917 River Fork Drive
Nashville, Tennessee 37221

Drafted By:
Chau Mai
7917 River Fork Drive
Nashville, Tennessee 37221

Witness my / our hand(s), this the 26 **day of** December, 2023.

Chau Mai

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 26th day of December, 2023, before me personally appeared Chau Mai, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

DAVID STEBBINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Signature of person taking acknowledgment

My commission expires 5-3-27

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant – Chau Mai

Subscribed and sworn before me, this 26th day of December, 2023.

DAVID STEBBINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
Signature of person taking acknowledgement

My commission expires 5-3-27