ADDRESS NEW OWNERS AND
SEND TAX BILLS:

Melanie Nguyen and Natalie Nguyen Duong
2121 Fairfax Avenue, #5
Nashville, TN 37188

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street

MAP/PARCEL NUMBER
104 11 0D 005.00
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 25 day of March, 2024, by **ANDY NGUYEN,** GRANTOR and **NATALIE NGUYEN DUONG, UNMARRIED**, GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, her heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the plan of The Columns, of record in Book 6182, Page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Andy Nguyen and Melanie Nguyen, husband and wife, by Warranty Deed dated April 13, 2022 from Saban Smajlovic, married, recorded April 20, 2022 as Instrument No. 20220420-0045484, Register's Office for Davidson County, Tennessee. Vesting is shown erroneously as husband and wife, the said Andy Nguyen and Melanie Nguyen are brother and sister.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2121 Fairfax Avenue, #5, Nashville, Tennessee 37212.

Karen Johnson Davidson County
Batch # 1117045 DEEDQC
04/02/2024 08:37:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20240402-0022516

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Andy Nguyen

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, Andy 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 seal at office this 25 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 3/25/25

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 25 day of March, 2024.

NOTARY PUBLIC

My Commission Expires: 3/25/25

J MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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