Karen Johnson
Batch # 1121162
04/10/2024 10:10:42 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240410-0025395

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215**	STATE OF TENNESS COUNTY OF DAVID The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 9 day of April, 2024. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

QUITCLAIM DEED

Address New Owner: Phuc Nguyen and Bibigul Nguyen 6321 Alamo Place Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 091-13-2X-002.00 CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Phuc Nguyen, married,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Phuc Nguyen and Bibigul Nguyen, husband and wife**, their successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6321 on the plan of 6319 Alamo Place Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 6319 Alamo Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220428-0049391 and amended in Instrument No. 20220916-0103511, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Phuc Nguyen, married, by Warranty Deed recorded in Instrument Number or Book/Page

20240301-0014247,

Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of April 2024.

Phuc Nguyen

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Phuc Nguyen, the 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 official seal at office, this 9 day of April, 2024.

Notary Public

My Commission Expires: _____

