AFTER RECORDING RETURN TO:
Liberty Title
275 West Natick Road, Suite 1000
Warwick, RI 02886
File No. RIR24030643

Karen Johnson Davidson County
Batch# 1131616 DEEDQC
05/06/2024 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240506-0033200

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 102 04 0 159.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 30 day of APRIL, 2024, by and between **Tai Nguyen NKA Kenny Tai Nguyen and Lan Nguyen NKA Tina Lan Nguyen, husband and wife,** residing at 400 Eagle Ridge, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Cabot & Cougar Properties Rental LLC, a Tennessee Limited Liability Company,** located at 400 Eagle Ridge, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being' Lot No. 784 on the Plan of Charlotte Park, Section 22 of record in Plat Book 3700, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property Address: 6516 Cougar Drive, Nashville, TN 37209

Being the same property as conveyed from Kelly L. Walsh, unmarried, to Tai Nguyen and Lan Nguyen, husband and wife, dated October 08, 2014 and recorded on October 09, 2014 in Instrument No. 20141009-0093891, Davidson County records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Tai Nguyen NKA Kenny Tai Nguyen

Lan Nguyen NKA Tina Lan Nguyen

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Tai Nguyen NKA Kenny Tai Nguyen and Lan Nguyen NKA Tina Lan Nguyen** the within named Grantor, 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 and seal, at office in NASHVILLE, this 30 day of APRIL, 2024.

Notary Public

My Commission expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Kenny Tai Nguyen
Affiant

Print Name: Kenny Tai Nguyen

STATE OF TN
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 30 day of APRIL, 2024.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Name and address for person(s) responsible for taxes:

Cabot & Cougar Properties Rental LLC, a Tennessee Limited Liability Company
400 Eagle Ridge
Nashville, TN 37209

Name and address of property owner:

Cabot & Cougar Properties Rental LLC, a Tennessee Limited Liability Company
400 Eagle Ridge
Nashville, TN 37209

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 4/30/2024 (date of document).

Rebecca Horton
Affiant Signature

4/30/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 30th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026