This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21735-DJ

Karen Johnson Davidson County
Batch# 1143795 DEEDQC
06/05/2024 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0042207

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3 day of June, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CABOT & COUGAR PROPERTIES RENTAL, LLC 400 Eagle Ridge Nashvillle TN 37209	New Owner	102-07-0-006

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Kenny Tai Nguyen, fka Tai Van Nguyen, and Tina Lan Nguyen fka Lan Thi Nguyen, husband and wife** ("Grantor") do hereby quitclaim and convey unto **CABOT & COUGAR PROPERTIES RENTAL, LLC, Tennessee limited liability company** ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Beacon Square, Section One of record in Plat Book 3842, Page 63, 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 all of the property conveyed to Kenny Tai Nguyen, fka Tai Van Nguyen, and Tina Lan Nguyen fka Lan Thi Nguyen, husband and wife, by deed from Sang Quang Le and Nam Thi Vo, husband and wife, of record in Instrument No. 20050502-0048291, Register's Office for Davidson County, Tennessee, dated April 28, 2005 and recorded on May 2, 2005.

This is ☒ improved or ☐ unimproved property located at: **6578 Cabot Drive, Nashville, TN 37209**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of June 2024.

GRANTOR:

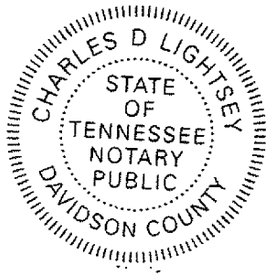
Kenny Tai Nguyen, fka Tai Van Nguyen

Tina Lan Nguyen fka Lan Thi Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenny Tai Nguyen, fka Tai Van Nguyen, and Tina Lan Nguyen fka Lan Thi Nguyen the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of June, 2024.



Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/3/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/3/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

