Karen Johnson
Batch # 1148157
06/17/2024 02:27:42 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240617-0045356

ADDRESS NEW OWNERS AN
SEND TAX BILLS:

Melanie Nguyen and Bich Duao
1706 18th Avenue South, Unit 1(
Nashville, TN 37212

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

MAP/PARCEL NUMBER
104-08-0M-208.00 CO
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 11th day of June, 2024, by **ANDY NGUYEN, UNMARRIED,** GRANTOR and **BICH 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. 208 , on the Horizontal Property Regime for The Glen Condominiums, as recorded in the Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee, to all of - which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Andy Nguyen and Melanie Nguyen by Warranty Deed from Paul T. Dorian and Susan J. Dorian, husband and wife, dated September 6, 2023 and recorded September 8, 2023 in Instrument No. 20230908-0070622, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1706 18th Avenue South, Unit 109, Nashville, Tennessee 37212.

Executed on the date first above written.

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

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 she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 11th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 5/19/2027

LAURIE N DOUGLAS 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

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me, this the 11th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 5/19/2027

FERGUSON & BELOTE
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HENDERSONVILLE, TN
37075
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