This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22830-AP

Karen Johnson Davidson County
Batch# 1150783 DEEDQC
06/25/2024 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240625-0047476

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

Subscribed and sworn to before me, this the 24th day of June, 2024.

Notary Public
My Commission Expires: 3/20/2028

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cimarron & Townes Properties Rental LLC 400 Eagle Ridge Nashville, TN 37209	New Owner	162-05-0-074

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, I/we, **Tai Nguyen N/K/A Kenny Tai Nguyen, married** ("Grantor") do/does hereby quitclaim and convey unto **Cimarron & Townes Properties Rental LLC, a Tennessee limited liability company** ("Grantee"), his/her/their heirs 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 all of Lot No. 171, Section I, Hickory Valley Subdivision, according to survey and plat of same appearing of record in Book 4175, page 75, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Together with an easement over Lot 170 and Lot 172 for the use of common gravel drives serving the above-described property, and said Lot 170 and Lot 172, as shown on survey made by Southern Land and Associates, dated February 27, 1976. Said driveways are located on the northerly line of Lot 170 and the southerly line of Lot 172, and the north and south lines of Lot No. 171.

Being the same property conveyed to Tai Nguyen, married by Special Warranty Deed from Deutsche Bank Trust Company Americas as Trustee, dated November 20, 2008, recorded December 1, 2008, of record in Instrument No. 20081201-0116281, Register's Office for Davidson County, Tennessee.

Tina Lan Nguyen joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5313 Townes Court, Nashville, TN 37211**

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 24th day of June, 2024

.

GRANTOR:

Kenny Tai Nguyen

Tina Lan 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 and Tina Lan 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.

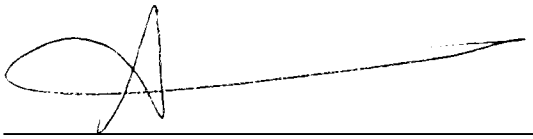
WITNESS my hand and seal at office this 24th day of June, 2024.

Notary Public
My Commission expires: 9-24-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-24-2024.



Affiant Signature — Date: 6-24-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-24-2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal