Karen Johnson Davidson County
Batch# 1155538 DEEDQC
07/08/2024 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0051134

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Iris Key LLC 4015 Travis Drive, Ste. 211 #1434 Nashville, TN 37211	New Owner(s)	164-03-0E-005.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kathy Quynh Nguyen, an unmarried woman,** by these presents do hereby quitclaim and convey unto **Iris Key LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Hamilton Church Manor, Phase 2 of record in Plat at Instrument No. 20220104-0001231, 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 a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware Limited Liability Company by Special Warranty deed from Bradburn Village Phase 4 Partnership, a Tennessee General Partnership of record in Instrument No. 20220804-0088706 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 04, 2022.

Being the same property conveyed to Kathy Quynh Nguyen, an unmarried woman by Special Warranty deed from Century Communities of Tennessee, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230104-0000424 Register's Office for Davidson County, Tennessee, dated December 29, 2022 and recorded on January 04, 2023.

Being also known as 2745 Sparrowgap Trail Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th day of June, 2024.

Affiant

My commission expires:
(Affix Seal)
3-3-26

Notary Public

J. BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of June, 2024.

Kathy Quynh Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

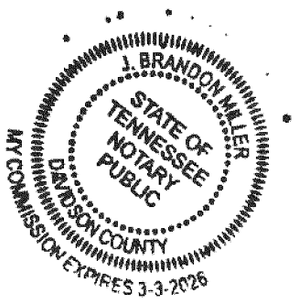
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Quynh Nguyen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 27th day of June, 2024.

Notary Public

My Commission Expires:

3-3-26



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 27, 2024**.

Affiant Signature

July 8, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25