Karen Johnson Davidson County
Batch# 1160943 DEEDQC
07/23/2024 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240723-0055344

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Nimbus Property Management, LLC
3305 Clapham Rd.
Antioch, TN 37013

Send Tax Bill to:
Owner

Map-Parcel Numbers:
149-07-OC-046.00 CO

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 22 day of July, 2024.

Notary Public

My Commission Expires: 9-7-26

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANH QUOC LE AND THUY THI VI AS TRUSTEES OF ANH QUOC LE AND THUY THI VI REVOCABLE LIVING TRUST, DATED APRIL 19, 2022**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **3305 CLAPHAM ROAD, LLC, AN INDIVIDUALLY PROTECTED SERIES OF NIMBUS PROPERTY MANAGEMENT, LLC, A TENNESSEE SERIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3305 Clapham Rd. Antioch, TN 37013.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22 day of July, 2024.

AC VT

ANH QUOC LE AND THUY THI VI REVOCABLE LIVING TRUST, DATED APRIL 19, 2022

By: Anh Quoc Le, Trustee

By: Thuy Thi Vi, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Anh Quoc Le and Thuy Thi Vi, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust, Dated April 19, 2022, the within named Grantor, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust, Dated April 19, 2022, by the said Anh Quoc Le and Thuy Thi Vi as such Trustees.

Witness hand and official seal at office at Brentwood Tennessee, on this the 22 day of July, 2024.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 46, on the Final Plat, Highlands of Chelsea Village, Section Two, as shown by plat appearing of record in the Instrument No. 20050615-0068393, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Anh Quoc Le and Thuy Thi Vi as trustees of Anh Quoc Le and Thuy Thi Vi Revocable Living Trust, dated April 19, 2022 by Warranty Deed from Anh Quoc Le, dated April 19, 2022, of record in Instrument Number 20230125-0005686, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/22/24

Affiant Signature

7/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

202407230055344