Karen Johnson
Batch # 1176281
09/03/2024 11:24:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240903-0067563

THIS INSTRUMENT PREPARED BY:
Jonathan S. Faught, Attorney
5110 Maryland Way, Ste 120
Brentwood, TN 37027

Address of Owner:	Send Tax Bills To:	Map-Parcel No.:
Nashville Rental Houses LLC 4303B Dale Avenue Nashville, TN 37204	Same	142-15-0-018.00

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANTHING SET FORTH HEREIN.

THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Phuoc Vinh Phan ("Grantor"), hereby this day grant, bargain, sell, quitclaim, transfer, and convey unto Nashville Rental Houses LLC ("Grantee"), and its successors and assigns all of Grantors rights, title, and interest in certain real estate in Davidson County, Tennessee ("Property"), more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 99, as shown on the Plan of Harpeth Valley Park, Section 1, as of record in Plat Book 3600, Pages 93 and 94, in the Register's Office for said county.

Fronts 91.2 Feet on the Northerly side of Harpeth Bend Drive and extends back 196.2 feet on the Easterly line and 195.5 feet on the Westerly line to a dead line measuring 88.4 feet thereon.

(Plat Book 3600 erroneously referred to as Plat Book 36000 in prior documents of record)

Being the same property conveyed to Phuoc Vinh Phan by Warranty Deed from Wail Elkhatib a/k/a Wael Elkhatib, dated March 8, 2024, of record in Instrument No. 20240311-0016577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of records.

This is improved property identified as 618 Harpeth Bend Drive, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 28th day of August, 2024.

Phuoc Vinh Phan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of this County, Phuoc Vinh Phan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, and official seal this 25th day of August, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: 6-27-2027

Transfer tax on this transfer is exempt under the provisions of section 67-4-409, et. seq., on the Tennessee Code Annotated.

Phuoc Vinh Phan

Sworn and subscribed to before me this 28th day of August, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-27-2027