Karen Johnson
Batch # 1176281
09/03/2024 11:24:13 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240903-0067564

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	090-12-0-108.00

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 grants, bargains, sells, quitclaims, transfers, and conveys 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. 262 as shown on the Plan of Charlotte Park Section IV, of record in Plat Book 2663, Page 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Phuoc Vinh Phan by Quitclaim Deed from Phan Properties, LLC, a Tennessee limited liability company, dated November 7, 2023, of record in Instrument No. 20231114-0088544, 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 6405 Edsel Drive, Nashville, Tennessee 37209.

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 bargainors, 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 25th day of August, 2024.

JONATHAN FAUGHT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6-27-2027