Karen Johnson
Batch # 1179306
09/09/2024 02:34:53 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240909-0069354

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 NGOC NGUYEN, AFFIANT Subscribed and sworn to before me, this 26th day of August 2024. NOTARY PUBLIC My Commission Expires: 10/4/2027

STATE OF TENNESSEE EXPIRES 10.04.27 Notary Public VIRTUE JEAN

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
TUAN CONG VAN and NGOC THANH NGUYEN, CO-TRUSTEES 439B Westboro Drive Nashville, TN 37209	New Owner	Map and Parcel No.: 091 13 3S 002.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Tuan Van and Ngoc Nguyen, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Tuan Cong Van and Ngoc Thanh Nguyen, Co-Trustees of the Van and Nguyen Joint Revocable Trust, created August 22, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 439B Westboro Drive, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 439 Westboro Drive Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20220316-0030624, Register's Office for

Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B of the aforementioned Declaration.

Being the same property conveyed to Tuan Van and Ngoc Nguyen, a married couple, from HR Investments, LLC, a Tennessee limited liability company, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20240220-0011581.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26th day of August 2024.

Tuan Van, Grantor

Ngoc Nguyen, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Tuan Van**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of August 2024.

Notary Public

My Commission Expires: 10/4/2027



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 26th day of August 2024.

Virtue Jean
Notary Public

My Commission Expires: 10/4/2027

