Karen Johnson
Batch # 1181805
09/16/2024 10:26:50 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240916-0071198

**THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 130**
**FRANKLIN, TN 37067**
**(615) 628-7775**

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00. This is an exempt transfer.

Sammie Nguyen
Affiant

Subscribed and sworn to before me, this 11th day of September 2024.

Madelyn Stampley
Notary public

My commission Expires: 10/26/2025

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Minh Nguyen and Trai Pham<br>406 Basswood Ave<br>Nashville, TN 37209 | Minh Nguyen and Trai Pham<br>406 Basswood Ave<br>Nashville, TN 37209 | 090150-032.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Sammie Nguyen, unmarried, does hereby quitclaim, transfer and convey unto Minh Nguyen and Trai Pham, husband and wife, all of her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as Exhibit "A."

Being the same property conveyed to Minh Nguyen and Trai Pham, husband and wife, and Sammie Nguyen, unmarried, from Uyen T. Nguyen and husband, Daniel Nguyen, by Quitclaim Deed dated July 18, 2023, and recorded on July 21, 2023, as Document No. 20230721-0056417, Register's Office for Davidson County, Tennessee.

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

Property Address: 406 Basswood Avenue, Nashville, Tennessee 37209

Witness my hand this 11th day of September 2024.

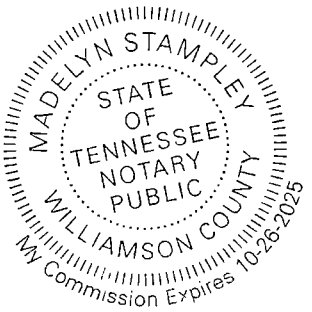
Sammie Nguyen, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

Personally appeared before me, Madelyn Stampley, Notary Public, Sammie Nguyen, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 11, 2024.

[Seal]




Madelyn Stampley, Notary Public
My commission expires: 10/26/2025

# EXHIBIT A

**All that certain parcel of land situate in the County of Davidson, State of Tennessee, more particularly described as follows; Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 427 on the Plan of Charlotte Park, Section 6, as appears of record in Book 2900, pages 7 and 8, Register's Office for Said County, described as follows:**

**Beginning on the easterly margin of Basswood Avenue at the corner of Lots Nos. 426 and 427; then with the line between said two lots eastwardly 161.8 feet to the southwesterly line of Lot No. 423; thence with said line southeastwardly 25.7 feet to the northwest corner of Lot No. 431; thence with the westerly line of Lots Nos. 431 and 430 southwardly 33.1 feet to the corner of Lots Nos. 427 and 428; thence with the line between said two lots, southwestwardly 163.5 feet to the easterly margin of Basswood Avenue; thence with sad Avenue, northwardly 97 feet to the beginning..**