PREPARED FROM INFORMATION FURNISHED BY THE PARTIES
NO TITLE SEARCH OR TAX ADVICE PROVIDED

Address of New Owner:
Ngan Van Nguyen
708 Warmstone Ct.
Nashville, TN 37209

This Instrument Prepared By:
MICHAEL W. FERRELL
Attorney at Law
1000 Pleasant Grove Place, Suite 200
Mt. Juliet, TN 37122

Send tax bills to:
Same as above

Map/Parcel: 114-07-0B-049.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid to the undersigned, **Karen Thu Nguyen and Thomas Ngan Nguyen**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said **Karen Thu Nguyen and Thomas Ngan Nguyen,** do hereby convey and Quitclaim unto **Ngan Van Nguyen**, his heirs and assigns, all of their right, title and interest in and to the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section Two, Westchase of record in Plat at Instrument No. 20030507-0061365, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ngan Van Nguyen, a single man, and Karen Thu Nguyen and Thomas Ngan Nguyen, wife and husband, by deed of record in Instrument No. 20170516-0048517, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 Warmstone Ct., Nashville, TN 37209.

WITNESS OUR HANDS on this 13th day of October, 2024.

Karen Johnson
Batch # 1194708
10/17/2024 10:19:26 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs



20241017-0080544

Karen Thu Nguyen

Thomas Ngan Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Karen Thu Nguyen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 13th day of October, 2024.

Notary Public

My Commission Expires: 4/22/28

MICHAEL W. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-22-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named **Thomas Ngan Nguyen**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 13th day of October, 2024.

Notary Public

My Commission Expires: 4/22/28

MICHAEL W. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-22-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 13th day of October, 2024.

Notary Public

My Commission Expires: 5-22-27

