Karen Johnson Davidson County
Batch# 1197418 DEEDQC
10/23/2024 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241023-0082421

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Majestic Cedar LLC 101 Windstar Bay Boulevard Hendersonville, TN 37075	New Owner(s)	072-06-3S-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Chau Ngoc Nguyen and Quynh Thuy Nguyen, husband and wife,** by these presents do hereby quitclaim and convey unto **Majestic Cedar LLC, a Tennessee Limited Liability Company,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1057 E Trinity Lane, a Horizontal Property Regime with Private Elements of record at Instrument No. 20211029-0145450, and First Amendment of record at Instrument No. 2022, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chau Ngoc Nguyen and Quynh Thuy Nguyen, husband and wife, by Warranty Deed from Guardian Holdings KY, LLC, of record in Instrument No. 20240604-0041776, in the Register's Office for Davidson County, Tennessee, dated May 13, 2024 and recorded on June 4, 2024.

Being also known as 1057 East Trinity Lane #A Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9th day of October, 2024.

Affiant

My commission expires: 3-3-26
(Affix Seal)

Notary Public

J. FRANKLIN MILLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR. 3, 2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of October, 2024.

Chau Ngoc Nguyen

Quynh Thuy Nguyen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of October, 2024.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 31. 2024.

Affiant Signature

23rd day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028