This Instrument Prepared By: BAU N NGUYEN at 1412 South Glenleigh Ct, Nashville, TN 37221

Karen Johnson
Batch # 1218557
12/20/2024 09:25:23 AM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20241220-0098977

# Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

BAU N NGUYEN, not married, of 1412 South Glenleigh Ct, Nashville, TN 37221, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto BAU N NGUYEN as trustee of The BAU N NGUYEN Revocable Living Trust, dated May 22, 2024, (the "Grantee") as the sole tenant, the following described real estate located in the county of DAVIDSON, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Final Plat of Riverside, Phase 6 of record in Plat at Instrument No. 20050215-0016980, 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 Bau Nguyen, unmarried man from Jesse Acton and Jennifer Acton by Warranty Deed dated 08/31/23 and recorded on September o1, 2023 in Instrument # 20230901-0068942 ,Book 78_____ ,Page _____ ,, in the

County Records APN # 142-13-0B-222-00, Document # 000068942

Register's OffJCe of Davidson County, Tennessee. For informational purposes only: Map/Parcel: 142130822200CO Property Address: 1412 South Glenleigh Ct, Nashville, TN 37221

* Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050215- 0016980, Register's Office for Davidson County, Tennessee

* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions a n d Restrictions of record in Book 7185, Page 619, Book 7405 Page 780, Instrument No. 20040419 - 0044162 , Instrument No. 20091124 - 0108147 and Instrument N o. 20091204 - 0111306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but d o e s not discriminate against handicapped persons .

* Hoa Conveyance Deed of record in Book 5011, Page 669, in the Register's Office for Davidson County,

* Charter of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.

* Subject to rights of others in and to the common areas and/or elements.

* Any and all existing easements and restrictions as shown of record not stated herein

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

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**IN WITNESS WHEREOF** the Grantor has executed this instrument this 29 day of May, 2024.

Signed in the presence of:

Witness signature

BAU N NGUYEN

Diem Ngoc Ly
Witness name

5804 Foxview Dr

Antioch, TN 37013

**Grantor Acknowledgement**

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, KIM PHAM a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared BAU N NGUYEN, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 22 day of May, 2024.

KIM PHAM

Notary Public, the State of Tennessee

County of SUMNER

My commission expires: 01/29/2025

KIM T. PHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-29-2025

Register's Fee $ _____

Mail Tax Notice to: BAU N NGUYEN as trustee of The BAU N NGUYEN Revocable Living Trust, 1412 South Glenleigh Ct, Nashville, TN 37221

Parcel Number: 142-13-0B-222.00-CO