Karen Johnson
Batch # 1242816
03/04/2025 10 52 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
1 pg

20250304-0016114

FROM: Hang Rosburg and husband Aaron Rosburg

TO : Ngoc Hoang Kim Nguyen and Quang Nam Nguyen

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Ngoc Hoang Kim Nguyen	OWNER	072-02-0-158 00
1118 Shelton Ave		
Nashville tn 37216		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this the 26 day of Feb, 2025

Notary Public
Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

We, Hang Rosburg and husband Aaron Rosburg, do hereby quitclaim to **Ngoc Hoang Kim Nguyen and Quang Nam Nguyen**, as tenants in common with right of survivorship, their Heirs and Assigns, all our rights, title and interest in the following land located in DAVIDSON County, Tennessee described as follows. To-Wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No 51 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 51 fronts 50 feet on the southerly side of Shelton Avenue and runs back between parallel lines 202 5 feet on a dead line

Being the same property as conveyed to Hang Rosburg and husband Aaron Rosburg by deed of record in instrument # 20120731-0067586, said Register's Office for said County.

This is Improved property (X) known as 1118 Shelton Avenue Nashville TN 37216

Witness our hand(s) this the 26th day of Feb, 2025

Hang Rosburg

Aaron Rosburg

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 Hang Rosburg and husband Aaron Rosburg the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument or the purpose therein contained

Witness my hand and official seal at Nashville, Tennessee, this the 26th day of Feb, 2025

Notary Public

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026