QUITCLAIM DEED

Karen Johnson
Batch # 1325784
09/23/2025 10 52 18 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250923-0075862

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Cindy O'Neal
Affiant

Subscribed and sworn to before me, this the 28th day of July, 2025

Jessica D Puckett
Notary Public

My commission expires Sept. 8th, 2026

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Linh Thuy Thi Nguyen	**"New Owner"**	**173-01-0-109.00**
3724 West Hamilton Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollas ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Zeferino Ortiz Rivera, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linh Thuy Thi Nguyen, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Monte Carlo, Section II C, as of record in Plat Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linh Thuy Thi Nguyen, a married woman, as to a 62.50% ownership interest, and Zeferino Ortiz Rivera, an unmarried man, as to a 37.5% ownership interest, all as tenants in common, by Warranty Deed, dated May 10, 2024 from Donald Herron Jr, a single man, of record Instrument No 20240513-0034921, in the Register's Office of Davidson County, Tennessee.

This Quitclaim Deed is executed and delivered by Zeferino Ortiz Rivera, an unmarried man to terminate the existing tenancy in common and to convey all his interest in said property to Linh Thuy Thi Nguyen, an unmarried woman.

This is improved property known as 237 Cedarmont Circle, Nashville, TN 37211.

Witness my hands this 28th day of July, 2025.

Zeferino Ortiz Rivera

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 **Zeferino Ortiz Rivera,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this **28th** day **July, 2025.**

Notary Public

My Commission Expires: Sept 8th 2026

