Karen Johnson Davidson County
Batch# 1338986 DEEDQC
10/28/2025 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251028-0085637

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
428 Cedarmont Drive, LLC, an individually protected series of Nimbus Property Management, LLC, a Tennessee series LLC
428 Cedarmont Drive,
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
162-13-0-131

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28 day of October, 2025.

Notary Public

My Commission Expires:
9-7-26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANH QUOC LE, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **428 CEDARMONT DRIVE, LLC, AN INDIVIDUALLY PROTECTED SERIES OF NIMBUS PROPERTY MANAGEMENT, LLC, A TENNESSEE SERIES LLC,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 428 Cedarmont Drive, Nashville, TN 37211.

AL

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28th day of October, 2025.

By: Anh Quoc Le

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within **Anh Quoc Le**, the Grantor, 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 for the purposes therein contained.

Witness hand and official seal at office at Brentwood Tennessee, on this the 28th day of October, 2025.

My Commission Expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, Page 45, 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 Anh Quoc Le, a married man, by Warranty Deed from Anh Quoc Le and Thuy Thi Vi, Trustees, the Anh Quoc Le and Thuy Thi Vi Revocable Living Trust dated April 19, 2022, of record in Instrument No. 20230810-0062064, Register's Office for Davidson County, Tennessee, dated August 10, 2023 and recorded on August 10, 2023.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10-28-25 (date of document).

Affiant Signature

10-28-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

