Bill Garrett Davidson County
Batch# 23321 DEEDQC
11/07/2017 02:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171107-0114711

Commitment Number: 22818146
Seller's Loan Number: 2300456561

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Thang Lam Sing and **Kham Sian Hung**, 292 PENFIELD DR., NASHVILLE, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-16-0-115

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Thang Lam Sing and **Hau Ning, N/K/A Kham Sian Hung, a married couple**, whose mailing address is **292 PENFIELD DR., NASHVILLE, TN 37211**, hereinafter grantors, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Thang Lam Sing** and **Kham Sian Hung, a married couple**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **292 PENFIELD DR., NASHVILLE, TN 37211**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, Page 126, Register's Office for Davidson County, Tennessee. Said Lot No. 80 fronts 79 feet on the Northerly side of Penfield Drive and extends back 155.2 feet on the Easterly line, to a dead line, measuring 79 feet thereon. Being the same parcel conveyed to Thang Lam Sing and Hau Ning from Raymond E. Foster, by virtue of a Deed Dated November 1, 2013, Recorded November 13, 2013, as

Instrument No. 20131113-0117122, County of Davidson, State of Tennessee.
Property Address is: 292 PENFIELD DR., NASHVILLE, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20131113-0117122 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133-16-0-115

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Oct. 13, 2017:

Thang Lam Sing
Thang Lam Sing

Hau Ning N/K/A Kham Sian Hung
Hau Ning, N/K/A Kham Sian Hung

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Oct. 13, 2017 by **Thang Lam Sing and Hau Ning, N/K/A Kham Sian Hung** who are personally known to me or have produced driver's license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

State of Pennsylvania
County of Allegheny

Laura DiRienzo

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ EXEMPT which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of November, 2017.

Affiant

Laura DiRienzo

Print Name

(Seal)

Notary Public

My commission expires:

5/4/2018

L. Sette Anne Moree

Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I, Jaime L. Petrosky, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime L. Petrosky
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Jaime L. Petrosky, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES