PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

Karen Y Johnson Davidson County
Batch# 162302 DEEDQC
11/19/2018 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181119-0113690

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Pau S. Lian, an unmarried man, does this day bargain, sell, release, remise, quitclaim and convey my interest unto Kai Khan Pau f/k/a Alu C. Phang and Ngai Lun Niang, husband and wife, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Windsor Park, of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more particular description.

Being the same property conveyed to Alu C. Phang and Ngai Lun Niang, husband and wife, and Pau S. Lian, an unmarried man by Warranty Deed from Viyan D. Aziz, by deed dated 05/07/15 of record in Instrument No. 20150507-0041700, Registers Office for Davidson County, Tennessee. Alu C. Phang had his name changed upon US Citizenry to Kai Khan Pau. Alu C. Phang and Kai Khan Pau are one and the same person.

This is improved property known as 409 Benita Avenue, Nashville, TN 37211

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 13th day of November, 2018.

Pau S. Lian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Pau S. Lian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of November, 2018.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

X _____
Affiant

Subscribed and sworn to before me this 13 **day of** ~~July~~ November**, 2018.**

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19

Map & Parcel No.: 133 12 0 012.00

Name and address of new owner:
Send tax bills to:
Kai Khan Pau and Ngai Lun Niang
409 Benita Drive
Nashville, TN 37211

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Kristy Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY