Karen Johnson Davidson County
Batch# 430341 DEEDQC
07/06/2020 09:15:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200706-0072167

This instrument was prepared by:

Stephen C. Small, Esq.
4525 Harding Road
Suite #224
Nashville, TN 37205

Address new owner as follows:	Send tax bills to:	Map and Parcel #
Kap Luai Mang and Khim Mawi 427 Wilcay Drive Nashville, TN 37209-2918	same	10204013700

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KAP ZUNG VUNG, by these presents does hereby quitclaim and convey unto KAP LUAI MANG and KHIM MAWI, their successors and assigns, a two-thirds undivided interest in the right, title and interest in the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 837 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68, to which reference is made for a more complete description
> BEING the same property conveyed to Kap Zung Vung by Warranty Deed from Lily Huynh; Amelia Viet Le and husband Erik Mason Baker, dated May 8, 2020, of record as Instrument #20200515-0050616 in the Register of Deeds Office for Davidson County, Tennessee

Said property is conveyed *subject to* such limitations, restrictions, and encumbrances as may affect said property.

This is improved property whose address is 427 Wilcay Drive, Nashville, TN 37209-2918

WITNESS my hand this 3rd day of July, 2020

KAP ZUNG VUNG

State of Tennessee)

County of Davidson)

Sworn, subscribed, and acknowledged before me Cheryl W. Martin, a notary public, personally appeared Kap Zung Vung who acknowledged himself to be the within named Grantor, and to me personally known or proved to me on the basis of satisfactory evidence to be the one executing the foregoing document for the purposes therein contained and that the same act is his free act and deed.

Witness my hand and seal of office, this 3rd day of July, 2020.

Notary Public

My commission expires: 01/03/2023

CHERYL W. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

State of Tennessee)

County of Davidson)

The actual consideration for this transfer is $-0

Witness my hand and seal of office, this 3rd day of July, 2020.

Notary Public

My commission expires: 01/03/2023

CHERYL W. MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023