This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant
Karen Johnson Davidson County Batch# 454072 DEEDQC 08/11/2020 11:18:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200811-0089184	Subscribed and sworn to before me this 8th day of August, 2020. Notary Public My Commission Expires: 5/25/23

CODIE WOOSLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Seng Chan Chan T. Sao 1931 Avalon Drive Nashville, TN 37216	Seng Chan 1931 Avalon Drive Nashville, TN 37216	073 01 0 162.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Seng Chan, "the Grantor," conveys and quitclaims unto Seng Chan and Chan T. Sao, as joint tenants with the right of survivorship, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Virginia Manor Subdivision of record in Book 1835, page 22, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Keat Sao and wife, Seng Chan by Warranty Deed from William J. Green and wife, Helen S. Green dated February 11, 1987 and recorded on February 13, 1987, in Book 7136, Page 50o, Register's Office of Davidson County, Tennessee.

Keat Sao having since died.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2020.

Seng Chan

Seng Chan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of August, 2020, before me personally appeared Seng Chan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2020.

Traci Sellers

Notary Signature

My commission expires:

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Certificate of Authenticity

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a truce and correct copy of the original documents executed and authenticated according to law.

Traci Sellers
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Patti B Garner, a notary public for this county and state, Traci Sellers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti B Garner
Notary

My Commission Expires:
6/19/2023

