Karen Johnson Davidson County
Batch# 478142 DEEDQC
09/17/2020 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200917-0106867

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 11 day of September, 2020..

Notary Public

My commission expires: 12-1-20

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel:
Ketsana Young	New Owner	14704000600
4813 Hopedale Drive	Same	
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, NGAI YOUNG and HA NGAI, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto KETSANA YOUNG and NGAI YOUNG, husband and wife, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, Beverly Heights, Section Two, of record in Book 2331, Page 42, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ngai Young, married, and Ha Ngai, unmarried, by Warranty Deed from Le Nga Buasa and wife, Thang Awi, dated 8/30/18 of record in Instrument No. 20180904-0087112, Register's Office of Davidson County, Tennessee. The intent of this instrument is to create a tenancy by the entirety in subject property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson, Tennessee.

For recital purposes, the above-described property is improved property known as 4813 Hopedale Drive, Nashville, TN 37211.

Preparer makes no representation as to the status of the title to the property conveyed hereby, the same having been prepared upon information furnished by the parties hereto without benefit of a title search.

WITNESS my/our hand(s) this 11 day of September, 2020.

NGAI YOUNG

HA NGAI

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ngai Young and Ha Ngai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this, the 11 day of September, 2020.

My commission expires: 12-1-20

Notary Public

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202009170106867

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

