Karen Johnson Davidson County
Batch# 496693 DEEDQC
10/15/2020 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201015-0120305

Commitment Number: 27476619
Seller's Loan Number: 2201174495

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:
Lian Lo and **Lun Kawm Cing**, 508 Janice Dr., Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162-10-0-080

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.

Lian Lo, married, whose mailing address is **508 Janice Dr., Antioch, TN 37013**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Lian Lo** and **Lun Kawm Cing**, a married couple, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **508 Janice Dr., Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 508 Janice Dr., Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Instrument No. 20171101-0112271 in the Register's Office of Davidson County,

Tennessee.

Parcel ID: 162-10-0-080

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 October 5, 2020:

typed:

Lian Lo

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on October 5, 2020 by **Lian Lo** who is personally known to me or has produced TN driver's license as identification, and furthermore, the aforementioned person has acknowledged that (his)/~~her~~ signature was (his)/~~her~~ free and voluntary act for the purposes set forth in this instrument.

Notary Public

BETTE SHULMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
November 8, 2021

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Subscribed and sworn to before me

This 5th day of October, 2020.



My Commission Expires
November 8, 2021

Affiant

LIAN NGIL LO
Print Name

(Seal)

Notary Public

My commission expires:

November 8, 2021

Bette Shulman
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 80 on the Plat of Brook View Estates, Section 1, of Record in Plat Book 4460, Page 103, Registers Office for said County Said Lot 80 Fronts 85.0 Feet on the Northwest Margin of Janice Drive and extends back between Parallel Lines 120.0 Feet to a Line on the Rear.

Being the same parcel conveyed to Lian Lo from Thelma I. Cole, by virtue of a deed dated 10/31/2017, recorded 11/01/2017, in deed book , page , as instrument no. 20171101-0112271 county of Davidson, state of Tennessee.

Assessor's Parcel No: 162-10-0-080

True Copy Cerification

I, Dona Bajet, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Dona Bajet
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Dona Bajet, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries