Prepared by/Return to: Mark B. Leedom, Esq. 7065 Moores Ln Ste 100 Brentwood, TN 37027	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 16 day of October, 2020. Notary Public My commission expires: 11/20/22

Karen Johnson Davidson County
Batch# 501527 DEEDQC
10/26/2020 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201026-0123745

STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Al Boye	**New Owner**	**16209007400**
280 Ash Grove Drive		
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, HUNG HA, unmarried, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto AL BOYE and GEI SHANG, 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. 23 on the Plan of Section 1, Hickory View of record in Book 5210, Page 221, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Hung Ha, single, and Al Boye and Gei Shang, husband and wife, by Warranty Deed from Mike Mekhail, married, dated 11/21/18 of record in Instrument No. 20181126-0115271, Register's Office of Davidson County, Tennessee.

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

For recital purposes, the above-described property is improved property known as 280 Ash Grove Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 16 day of Oct, 2020.

HUNG HA

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 16 day of October, 2020.

My commission expires: 4/22/23

NOTARY PUBLIC

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)

