THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
Mary Ling
2565 Oak Forest Dr
Antioch, TN 37013

Mail Tax Statements to:
Mary Ling
2565 Oak Forest Dr
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 578612 DEEDQC
02/25/2021 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210225-0023685

QUITCLAIM DEED

THIS INDENTURE, Made this 11 day of Feb, 20 21, by and between Mary Ling, married of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Mary Ling, married, and Khom Thang, a single man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 2565 OAK FOREST DR, ANTIOCH TN, 37013).

BEING the same premises which Mary Ling, married and Mang Ling, unmarried, as tenants in common with right of survivorship in deed dated 5/1/2018 and recorded 5/7/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume 20180507-0043372, page , granted and conveyed to Mary Ling, married.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Meri Ling
Mary Ling

State of TN

County of Wilson (SS)

On this 11 day of Feb in the year 2021 before me, the undersigned notary public, personally appeared Mary Ling, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public Exp: 2/8/23

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Meri Ling
Affiant

Subscribed and sworn to before me this 11 day of Feb, 2021.

Notary Public
My Commission Expires: 2/8/23

K. D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 814601

TAXPAYER/OWNER: Mary Ling
ADDRESS: 2565 OAK FOREST DR, ANTIOCH TN, 37013

Exhibit A

File No.: 814601

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Being Lot No. 58 on the Plan of Oakwood Subdivision, Phase Two, Section One, as of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed from Mary Ling, married and Mang Ling, unmarried, as tenants in common with right of survivorship to Mary Ling, married, as set forth in Deed Instrument # 20180507-0043372, dated 5/1/2018, recorded 5/7/2018, Davidson County, Tennessee.

Tax ID: 149-02-0-077-00

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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 Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784