Karen Johnson Davidson County
Batch# 582603 DEEDQC
03/03/2021 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027336

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of February, 2021.

NOTARY PUBLIC
My Commission Expires: 12-18-2021

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Thang Za Tuan, et. al.
1353 Bombadil Lane
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel: 174-01-0A-224.00CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Thang Za Tuan and Rita Nei Ciang, husband and wife,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Thang Za Tuan and Rita Nei Ciang, husband and wife, and Theresa Khim, as joint tenants with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Final Plat of Rivendell Woods, Phase 5, of record in Plat at Instrument No. 20170523-0051055, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thang Za Tuan and Rita Nei Ciang, husband and wife, from Ole South Properties, Inc., by Warranty Deed, of record in Instrument No. 20171201-0122692, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1353 Bonbadil Lane, Antioch, Tennessee 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of February, 2021.

Thang Za Tuan

Nei

Rita Nei Ciang

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Thang Za Tuan and Rita Nei Ciang**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of February, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

