THIS INSTRUMENT PREPARED BY:

Karen Johnson Davidson County
Batch# 589241 DEEDQC
03/11/2021 09:55:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032183

Box 14
34218-3

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Thanh B. Lau & Robert Simmons
2325 Forest Lake Drive
Nashville TN 37221

SEND TAX BILLS TO:
NEW OWNER

PARCEL ID
108-04-0-A-144

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tien Bui** hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Thanh B. Lau and Robert Simmons,** as Tenants in Common, called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> LAND in Davidson County, Tennessee being Lot No. 117, on the Plan of Highland Creek Subdivision, Section 5, a Planned Unit Development, of record in, Instrument No. 20049015-0111296, dated April 13, 2007, Register's Office for Davidson County Tennessee, to which said plan reference is hereby made for a more complete, accurate legal description.
>
> Commonly known as: 2325 Forest Lake Drive, Nashville TN 37221

Being the same property vested in Thanh B. Lau and Tien Bui, wife and husband, by Warranty Deed dated 05/25/2018, from Jeffrey C. Berry and Anna E. Berry, husband and wife of record in Instrument No. 20180604-0053031, said Register's Office

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Tien Bui to vest ownership of the property in Thanh B. Lau and Robert Simmons, as joint tenants with the right of survivorship.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of February 2021

Tien Bui

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tien Bui, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd day of February 2021

Notary Public
My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22nd day of February 2021

Notary Public
My commission Expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY