Karen Johnson Davidson County
Batch# 607413 DEEDQC
04/06/2021 11:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210406-0044888

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

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 26 day of March, 2021.

Notary Public

My commission expires: 10/2/2023

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD. SUITE 200
GALLATIN, TN 37066

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Ngai Khui Om *et ux* Mary Sein** | **NEW OWNER** | **14708001000** |
| **4911 Hopedale Dr.** | | |
| **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 **Thang Na** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Ngai Khui Om and Mary Sein, husband and wife** herein called "GRANTEE", his/her/their successors, heirs and assigns all of 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 all of Lot No. 20, Section One, Beverly Heights, according to survey and plat of same appearing of record in Book 2331, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ngai Khui Om and Mary Sein, husband and wife, and Thang Na, a single man, by Warranty Deed with Executrix's Quitclaim from Billy Jo Emberton, Nancy Sue Caldwell, John Anthony Emberton, and May Helen Emberton, dated June 14, 2019, of record in Instrument No. 20190624-0060492, Register's Office for Davidson County, Tennessee.

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This is improved property commonly known as **4911 Hopedale Dr., Nashville, TN 37211**

WITNESS my/our hands this 26 day of March, 2021.

**Thang Na**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Thang Na** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 26 day of March, **2021**

Notary Public

My commission expires: 10/2/2023

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023

# 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.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY