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

Karen Johnson Davidson County
Batch# 624813 DEEDQC
04/28/2021 04:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210428-0057058

Grantee Address
Khanh Bui
8601 Peckham Ln Unit 7
Antioch, TN 37013

Mail Tax Statements to:
Khanh Bui
8601 Peckham Ln Unit 7
Antioch, TN 37013

QUITCLAIM DEED

THIS INDENTURE, Made this 10th day of April 2021, by and between Khanh Bui, a single man who erroneously acquired title as Khan Bui, a single man of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Khanh Bui, 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 8601 PECKHAM LN UNIT 7, ANTIOCH TN, 37013).

BEING the same premises which Tracy Gugala f/k/a Tracy Sullivan, joined by her husband, Simon Gugala in deed dated 11/28/2018 and recorded 11/30/2018 in the DAVIDSON County Recorder's Office in Deed Book Volume 20181130-0116915, granted and conveyed to Khan Bui, a single man.

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.

Khanh Bui

State of TN

County of Davidson (SS)

On this 10th day of April in the year 2021 before me, the undersigned notary public, personally appeared Khanh Bui

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.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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 .

Affiant

Subscribed and sworn to before me this 10th day of April, 2021

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021
State of TN; County of Davidson

File No: 887673

TAXPAYER/OWNER: Khanh Bui
ADDRESS: 8601 PECKHAM LN UNIT 7, ANTIOCH TN, 37013

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Exhibit A

File No.: 887673

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

The following described premises situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. P-7 of Lenox Creekside, Phase 5, as set forth in the Amendment to First Supplement to the Master Deed establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No.20060606-0066398, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property as conveyed from Tracy Gugala f/k/a Tracy Sullivan, joined by her husband, Simon Gugala to Khan Bui, a single man as set forth in Deed Instrument #20181130-0116915, dated 11/28/2018, recorded 11/30/2018, DAVIDSON County, TENNESSEE.

Tax ID: 181020A25000CO

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