Karen Johnson Davidson County
Batch# 697318 DEEDQC
08/13/2021 12:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210813-0109630

Commitment Number: 28520350
Seller's Loan Number: 104235728

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Thang Hung and **Har Len**, 198 Townes Dr., Nashville, TN 37211-6167

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
162-06-0-153-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Thang Hung, A/K/A Hung Thang and **Har Len, husband and wife**, who both took title as unmarried person, whose mailing address is **198 Townes Dr., Nashville, TN 37211-6167**, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Thang Hung** and **Har Len**, husband and wife, as tenants by the entirety, hereinafter grantees, whose tax mailing address is **198 Townes Dr., Nashville, TN 37211-6167**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 198 Townes Dr., Nashville, TN 37211-6167

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20140404-0028339 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 162-06-0-153-00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 06-11, 2021:

x _____
Thang Hung, A/K/A Hung Thang

x Har Len
Har Len

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 11 June, 2021 by **Thang Hung, A/K/A Hung Thang** and **Har Len** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires:
09-06-2022

State of TN
County of Davidson

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

Subscribed and sworn to before me

This 11 day of June 2021.

X Thanh Thuy Ha Van
Affiant

Thanh Thuy Ha Van
Print Name

(Seal)

Notary Public

My commission expires:

09-06-2022

Louis N Ogiemudia SR
Print Name

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 97 on the plan of FAIR OAKS, SECTION 2, as shown by plat of record in Plat Book 4460, Page 52-53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Assessor's Parcel No: 162-06-0-153-00

Tennessee Certification of Electronic Document

I, Brenda Leierzapf, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 11, 2021 (date of document).

Brenda Leierzapf
Affiant Signature

8-11-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries