Karen Johnson Davidson County
Batch# 709808 DEEDQC
09/03/2021 11:38:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210903-0118854

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock LLC
662 Woodward Avenue
Detroit Michigan 48226

NEW OWNER and
send tax bill to:
Tual-Suan Tuang Buansing
4920 Aspen Hill Rd
Rockville, Maryland 20853
70155262-7193680

Real Estate Tax ID Number: **114 07 0B 086.00**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED
Under T.C.A. Section 66-5-103(B)(2)

This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).

THIS QUITCLAIM DEED, made this 3rd day of May, 2021 by and between **Awn S. Pau and Man L. Niang, Husband and Wife and Tual-Suan Tuang Buansing, who acquired title as Tual Tuang, as Joint Tenants**, whose post office addresses are **1317 W Running Brook Rd Nashville Tennessee 37209 and 4920 Aspen Hill Rd Rockville Maryland 20853,** as party or parties of the first part, "Grantor", and **Tual-Suan Tuang Buansing, a Married Man,** whose post office addresses are **4920 Aspen Hill Rd Rockville Maryland 20853**, as party or parties of the second part, "Grantee".

WITNESSTH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 1317 W Running Brook Rd, Nashville, Tennessee 37209

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
Awn S. Pau

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Awn S. Pau**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kimberly L. Chambers
Notary Public
Name: Kimberly L. Chambers
Commission Expiration Date: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires
January 25, 2023

70155262

Man L. Niang (SEAL)
Man L. Niang

STATE OF TN

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Man L. Niang**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
Name: Kimberly L. Chambers
Commission Expiration Date: 1-25-2023

KIMBERLY L. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires
January 25, 2023

70155262

_____ (SEAL)
Tual-Suan Tuang Buansing

STATE OF Maryland

COUNTY Montgomery, to wit:

Personally appeared before me, a Notary Public of said county and State, **Tual-Suan Tuang Buansing**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Davonne Coleman
Notary Public
Name: Davonne Coleman
Commission Expiration Date: 08-04-2021

Davonne Coleman
Notary Public
Prince George's County
Maryland
My Commission Expires August 4, 2021

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF _____ to wit:

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ZERO DOLLARS ($0.00) .

_____**(SEAL)**
Affiant

Subscribed and sworn to before me on this the _____ day of _____, 20____.

_____
Notary Public
NAME: _____

My Commission Expires: _____

70155262

EXHIBIT A

Legal Description:

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 74 ON THE PLAN OF SECTION THREE, WESTCHASE OF RECORD AS INSTRUMENT NUMBER 20030807-0112290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 1317 W Running Brook Rd, Nashville, TN 37209-5027

Being the same property conveyed to Awn S. Pau and Man L. Niang, husband and wife and Tual Tuang, as joint tenants with husband and wife, by deed dated June 10, 2015 of record in Deed Instrument/Case No. 20150611-0055078, in the Office of the Davidson County Register of Deeds.

Parcel Identification Number: 114 07 0B 086.00
Commonly Known As: 1317 W Running Brook Rd, Nashville, Tennessee 37209

Tennessee Certification of Electronic Document

I, Susan Palmer, 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 05/03/2021 (date of document).

Affiant Signature

Susan Palmer

7/2/21

Date

State of MI

County of Wayne

Sworn to and subscribed before me this 2nd day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026