Karen Johnson Davidson County
Batch# 712197 DEEDQC
09/09/2021 11:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210909-0120730

Commitment Number: 28988758
Seller's Loan Number: 400670906

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

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Mang Law, 613 Mount Hood Dr., Antioch, TN 37013-1790

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 135140A13000CO

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.

Mang Law, an unmarried man and **Mang Hung, an unmarried man, who incorrectly took title as married**, whose mailing address is **613 Mount Hood Dr., Antioch, TN 37013-1790**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Mang Law**, an unmarried man, hereinafter grantee, whose tax mailing address is **613 Mount Hood Dr., Antioch, TN 37013-1790**, 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: 613 Mount Hood Dr., Antioch, TN 37013-1790

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a

deed recorded at 20200724-0081680 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 135140A13000CO

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 8/16, 2021:

Mang Law

Mang Hung

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 8/16, 2021 by **Mang Law** and **Mang Hung** 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.

Notary Public
My commission expires 5,8,25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 16 day of August, 2021.

Affiant

Margaret Mary Hunt

Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Seal)

Notary Public

My commission expires:

5/18/25

Tonya Greer

Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land In Davidson County, Tennessee, Being Lot No. 130 On The Plan Of Final Plat - Phase Three, Pinnacle Point Subdivision Of Record In Plat Book 6900, Page (S)391 Through 393, Inclusive, In The Register's Office For Davidson County, Tennessee, To Which Plan Reference Is Hereby Made For A More Complete Description Of The Property. Being the same parcel conveyed to Mang Law and Mang Hung from Tarra M. Liggett N/K/A Tarra M. Do, And Chris Do, by virtue of a deed dated 7/1/2020, recorded 7/24/2020, as instrument no. 20200724-0081680 county of Davidson, state of Tennessee. Assessor's Parcel No: 135140A13000CO

Tennessee Certification of Electronic Document

I, Luke Bingham, 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 8/16/2021 (date of document).

Luke Bingham
Affiant Signature

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 20th 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