Karen Johnson Davidson County
Batch# 748154 DEEDQC
11/03/2021 10:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211103-0146982

AFTER RECORDING RETURN TO:
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50021271

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 16210006400

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 8 day of OCTOBER, 20 21, by and between **LANH NO, A MARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE, NIANG HUAI**, a mailing address of 548 Janice Dr, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **LANH NO and NIANG HUAI, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, a mailing address of 548 Janice Dr, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 548 Janice Dr, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20161230-0137468, recorded on 12/30/2016 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

LANH NO

NIANG HUAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LANH NO and NIANG HUAI, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 8 day of OCTOBER, 20 21.

Notary Public
My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

Print Name: LANH NO Niang Huai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 8 day of OCTOBER, 2021.

Notary Public
My Commission Expires: 6/26/2024

Name and address for person(s) responsible for taxes:

LANH NO and NIANG HUAI
548 Janice Dr
Antioch, TN 37013

Name and address of property owner:

LANH NO and NIANG HUAI
548 Janice Dr
Antioch, TN 37013

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE AS MORE FULLY DESCRIBED IN DEED INSTRUMENT NUMBER 20161230-0137468 AND PARCEL # 16210006400, BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64 ON THE PLAN OF BROOKVIEW ESTATES SUBDIVISION, SECTION I, OF RECORD IN PLAT BOOK 4460, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

PARCEL ID NUMBER: 16210006400

PROPERTY COMMONLY KNOWN AS: 548 JANICE DR, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Kimberly Farley, 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 10-8-2024.
(Date of Document)

Affiant Signature

10-11-2024
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 11th day of October, 2024.

Commonwealth of Pennsylvania - Notary Seal
Virginia L. W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2022
Commission number 1080981

Notary's Signature – Virginia L.W. Juzwick

MY COMMISSION EXPIRES: 8-31-2022

NOTARY'S SEAL