Name and Address of New Owner:
Vung Don and Gin Lian Khai
5635 Hickory Park Drive
Antioch, TN 37013

Send Tax Bills To:
Vung Don and Gin Lian Khai
5635 Hickory Park Drive
Antioch, TN 37013

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 174-01-0A-035-00

Karen Johnson Davidson County
Batch# 764252 DEEDQC
12/01/2021 10:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211201-0158564

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vung Don, a married woman, and Kam S. Thang, a married woman, as Tenants in Common with Rights of Survivorship,** "the Grantors," convey and quitclaim unto **Vung Don and Gin Lian Khai, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING ALL OF LOT NO. SIXTY-FOUR (64) ON THE FINAL PLAT, CLUSTER LOT DEVELOPMENT, RIVENDELL WOODS, PHASE I, SECTION III, ACCORDING TO PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20080220-0016770, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF LOT.

BEING THE SAME PROPERTY CONVEYED TO VUNG DON, A MARRIED WOMAN, AND KAM S. THANG, A MARRIED WOMAN, AS TENATNS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM SUK RAI AND RATNA RAI, HUSBAND AND WIFE, OF RECORD AT INSTRUMENT #20191231-0134957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the _____ day of November, 2021.

_____(SEAL)
Vung Don

_____(SEAL)
Gin Lian Khai*

_____(SEAL)
Kam S. Thang

_____(SEAL)
Cing Pi**

*Gin Lian Khai joins in this instrument to convey any and all marital interest he has in the subject property.

**Cing Pi joins in this instrument to convey any and all marital interest she has in the subject property.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Vung Don, Gin Lian Khai, Kam S. Thang and Cing Pi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 17 day of November, 2021.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 6-21-25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
17 day of November, 2021.

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My commission expires: 6-21-25

File # 2021-3749

202112010158564

Tennessee Certification of Electronic Document

I, KARLA LILLEY, 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 11-19-2021 (date of document).

Affiant Signature

11-24-2021
Date

State of Tennessee

County of Williamson

Sworn to and ~~subscribed~~ before me this 24th day of November, 2021

Dana R Park
Notary's Signature

MY COMMISSION EXPIRES: 6/26/2024

NOTARY'S SEAL

