Karen Johnson Davidson County
Batch# 783103 DEEDQC
01/03/2022 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220103-0000336

THIS INSTRUMENT PREPARED BY:

J. Kasey Talbott, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Anthony Seng Lawt Nhkum & Alice Ja Roi Aung Worsau
6170 Old Forest Road
Cane Ridge, TN 37013

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 174-1-A; Parcel 211.00)

THIS INSTRUMENT made and entered into on this the 8th day of November, 2021, by and between, **HTOI SAN, N/K/A ANTHONY SENG LAWT NHKUM, a married man,** ("Grantor"), and **ANTHONY SENG LAWT NHKUM and ALICE JA ROI AUNG WORSAU, husband and wife,** ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantees, Grantees' heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, being all of Lot No. 211, on the plan of Rivendell Woods Phase 4, according to plat and survey appearing of record in Instrument No. 20150724-0072969, 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 said lot.

BEING the same property conveyed to Htoi San, a married man, by Warranty Deed dated September 8, 2016 from Ole South Properties, Inc., a Tennessee Corporation, recorded October 5, 2016, in Instrument No. 20161005-0105420, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as **6170 Old Forest Road, Cane Ridge, TN 37013**.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 8th day of November, 2021.

HTOI SAN, N/K/A ANTHONY SENG LAWT NHKUM

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Seng Lawt Nhkum, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 8th day of November, 2021.

SHERRIE F. HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11-6-2024

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 8th day of November, 2021.

Notary Public

My Commission Expires: 11-6-2024

SHERRIE F. HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No.: PB-2021-1933

CERTIFICATE OF AUTHENTICITY

I, Dekia Banks, 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 11-8-21 (date of document).

Signature

12-23-21
Date

STATE OF TENNESSEE)
COUNTY OF Davidson)

Sworn to and subscribed before me this 23 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 12/17/24

Notary Seal (if on paper)

TRACEY RHOTEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires December 17, 2024