RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167

QUIT CLAIM DEED

Karen Johnson Davidson County
Batch# 789107 DEEDQC
01/13/2022 09:42:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220113-0004883

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Victory Title & Escrow, LLC, 695 President Place, Suite, 203, Smyrna, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Danny D. Lai Amy H. Lai 5113 Hickory Grove Drive Antioch, TN 37013	SAME	176-05-0-106.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANNY D. LAI AND AMY H. LAI, HUSBAND AND WIFE AND BEN CAO LAI

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

BEN CAO LAI AND WIFE, MARIA LUISA LAI

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 71 on the Final Plat of Hickory Woods, Section B, as shown by plat appearing of record in Plat Book 6900, Page 512, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Danny D. Lai and Amy H. Lai, husband and wife, and Ben Cao Lai by Quit Claim Deed from Danny D. Lai and Amy H. Lai, husband and wife, dated November 17, 2017, recorded November 21, 2017 in Instrument Number 20171121-0119290, Register's Office of Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 5113 Hickory Grove Drive, Antioch, TN 37013

WITNESS MY HAND THIS 30th DAY OF DECEMBER, 2021

DANNY D. LAI

AMY H. LAI

BEN CAO LAI

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 Danny D. Lai and Amy H. Lai, husband and wife, and Ben Cao Lai the bargainors 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 at Regions Bank (Lawrence TN) Tennessee, this 30th day of December, 2021.

Commission Expires: May 7th 2024

Notary Public

PARIS T. McCULLOUGH JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 7, 2024