QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1.00.

NN

Affiant

Subscribed and sworn to before me, this the 15th day of December, 2021.

Notary

My Commission Expires: 10-29-22

STACEY ANGELLO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 791131 DEEDQC
01/14/2022 11:48:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220114-0006009

THIS INSTRUMENT PREPARED BY:
Stacey Angello
The Law Office of Stacey Angello
14345 Lebanon Rd. Suite A
Old Hickory, Tennessee 37138
(615) 449-2700

Address of new owners:	Send Tax Bills to:	Map and Parcel ID No.
Pau Lian Mung 4954 Edmondson Pike, Unit M-3 Nashville, Tennessee 37211	SAME	147070A00300CO

THIS INSTRUMENT made and entered into on this the 15th day of December, 2021, by and between PAU LIAN MUNG and NGAIH NGINN, ("Grantors") and PAU LIAN MUNG ("Grantee"):

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of One and No/100 ($1.00) Dollars, cash in hand paid, and other goods and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transform, release, relinquish, and quitclaim unto Grantee, all Grantors' rights, titles, and interests in and to the real property in the State of Tennessee, the following described tract of land located in Davidson County, and incorporated herein by reference:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Site Plan, Phase II, Woodlea Place Townhomes, of record in Plat Book, 9700, Page 52, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mulugeta A Eshetu Abebe, an unmarried man, by Quitclaim Deed from Seagate Investment, Inc., recorded on November 2, 2016, of record in Instrument No. 20161102-0115732, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pau Lian Mung and Ngaih Nginn, husband and wife, by Warranty Deed from Mulugeta A Eshetu Abebe, an unmarried man, recorded on December 17, 2020, of record in Instrument No. 20201217-0149776, Register's Office for Davidson County, Tennessee.

For Informational Purposes ONLY
This is improved property known as: 4954 Edmondson Pike, Unit M-3,Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantors make no warranty, express or implied, as to title in the property herein described.

The preparer makes no representation or warranties as to the accuracy of the description or the status of the title to the property. This document has been prepared based upon information furnished to the preparer and without conducting a title search. It is the responsibility of the grantee to record this document and failure to do so could adversely affect the title of the property. The parties hereto signify their assent to this disclaimer by the execution and the acceptance of the instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this, the 15th day of December, 2021.

Pau Lian Mung

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pau Lian Mung**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of December, 2021.

Notary Public

My Commission Expires: 10-29-22

STATE OF TENNESSEE NOTARY PUBLIC

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this, the 15th day of December, 2021.

NN

Ngaih Nginn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ngaih Nginn**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of December, 2021.

Notary Public

My Commission Expires: 10-29-22

STATE OF TENNESSEE NOTARY PUBLIC