G#35483-4 BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 797353 DEEDQC
01/31/2022 11:07:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220131-0010939

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Thanh B Lau
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2022.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thanh B. Lau and Robert Simmons	**Pinnacle Bank**	**134-13-0-018.00**
2325 Forest Lake Drive	**150 3rd Avenue South, Ste 100**	
Nashville, TN 37211	**Nashville, TN 37201**	

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

Thanh B. Lau, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Thanh B. Lau, an unmarried woman and Robert Simmons, an unmarried, as joint tenants with rights of survivorship

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

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Kenilworth Estates, Section Two of record in Plat Book 2900, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Thanh B. Lau, married by Deed dated March 8, 2012, from Regions Bank of record in Instrument No. 20120320-0023503 and further conveyed to Thanh B. Lau and Tien D. Bui, husband and wife by Quitclaim Deed dated October 20, 2015, from Thanh B. Lau of record in Instrument No. 20151023-0108076 and further conveyed to Thanh B. Lau, married, by Quitclaim Deed dated April 16, 2019, from Tien D. Bui, married, of record in Instrument No. 20190417-0035400, Register's Office for Davidson County, Tennessee.

This is improved property, known as 282 Penfield Drive, Nashville, TN 37211.

Witness my/our hand(s) this 28th day of January, 2022.

Thanh B Lau
Thanh B. Lau

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 Thanh B. Lau, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of January, 2022.

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY