Karen Johnson Davidson County
Batch# 801893 DEEDQC
02/08/2022 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220208-0014642

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Choi Chun Ngai** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Min H. Chen, married, (Grantee), all of her rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Hickory Valley, Section 3, Resubdivision of Lots 95 through 103, of record in Plat Book 4595, Page 172, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tak Cheung Lam and Choi Chun Ngai, his wife, by virtue of that certain Quit Claim Deed dated November 24, 2004, and being of record at Instrument No. 20041202-0143806 in the Register's Office of Davidson County, Tennessee. Tak Cheung Lam died leaving Choi Chun Ngai as the remaining tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN TESTIMONY WHEREOF I/we have executed this instrument the 26th day of January, 2022

Choi Chun Ngai by Chui Fai Lam - Attorney in Fact

Choi Chun Ngai by Chui Fai Lam, Attorney in Fact

State of Tennessee
County of Davidson

On this 8th day of August, 2003, before me personally appeared Chui Fai Lam, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Choi Chun Ngai and acknowledged that she executed the same as the free act and deed of the said Choi Chun Ngai.

WITNESS my hand, at office , this 26th day of January, 2022

My Commission Expires: 1-8-22 Jacqueline G Brown
Notary Public

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 20,000.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 26th day of ~~December~~ January, 2022

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-22

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PROPERTY ADDRESS: **344 Ocala Dr., Nashville, TN 37211**
TAX PARCEL NO.: **16205023800**

PROPERTY OWNER: 1970 Ashburn Ct
OWNER'S ADDRESS: Nolensville TN 37135
MAIL TAX BILLS TO: new owner

Certificate of Authenticity

I, Holly A Mason, 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 1/26/22.

Holly A Mason
Affiant Signature

1/28/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28 day of January, 2022.

Cari Allen
Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25