Karen Johnson Davidson County
Batch# 844050 DEEDQC
04/21/2022 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220421-0046466

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		En Suan Khai 6193 Old Forest Road Antioch, TN 37013

Order Number: MI-221559-D

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **En Suan Khai, fka Hau Sian Pau, married to Man Dih Huai,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **En Suan Khai, a married man,** whose address is 6193 Old Forest Road, Antioch, TN 37013, the following described real property located withi the corporate limits of the City of Can Ridge, in the County of Davidson, State of Tennessee and further described as follows:

Being all of Lot No. 191, on the plan of Rivendell Woods Phase 4, according to plat and survey appearing of record in Instrument Number 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.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20070607-0068416, amended in Instrument Number 20080722-0074876; By-Laws of record in Instrument Number 20070607-0068416, amended in Instrument Number 20080722-0074876; Easement for Sanitary, Sewer and/or Storm Drainage of record in Book 9487, Page 908 and in Instrument

131-MI-221559

Number 20070522-0061016; Easement to Columbia Gulf Transmission Company of record in Book 4215, Page 632; Storm Water Detention Agreement of record in Instrument Number 20031104-0161896 and in Instrument Number 20070430-0050843; Ingress/Egress Easement to family cemetery as set out in Instrument Number 20040702-0079201; One Hundred and Fifty Foot (150') Tennessee Valley Authority Easement as set out in Instrument Number 20040702-0079201 ; and to any and all matters shown on said plat and survey of record in Instrument Number 20150724-0072969; all of said Register's Office.

Subject to all other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 174-01-0A-191-00
Street address of property: 6193 Old Forest Road, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument o. 20160714-0072283 in the Register's Office, Davidson County, Tennessee.

Signed this 18 day of March, 2022.

Signature of Grantor(s):

En Suan Khai
fka Hau Sian Pau

Man Dih Huai

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18 day of March, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came En Suan Khai fka Hau Sian Pau and Man Dih Huai, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 8/27/2023

PCL 131-MI-221559DQTC01010203

Property Address: 6193 Old Forest Road, Antioch, TN 37013
Tax Parcel: 174-01-0A-191-00

Oath of Consideration

I or we, En Swan Khai, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 18 day of March, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 18 day of March, 2022

LaTonya S Smith
Notary Public

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

PCL 131-MI-221559DQTC01010303

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Tennessee Certification of Electronic Document

I, Jack Wilson, 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 03/18/2022 (date of document).

Affiant Signature

04/08/2022
Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 08 day of April, 2022.

Notary's Signature

ROBERTO PRIDA
Notary Public - State of Florida
Commission # HH 40108
My Comm. Expires Sep 19, 2024
Bonded through National Notary Assn.

MY COMMISSION EXPIRES:

NOTARY'S SEAL