This Instrument Prepared By:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 1035534 DEEDQC
08/07/2023 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230807-0061048

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sophia Thach and Lisa Chao,** "Grantor," convey and quitclaims unto **Chinda Dom,** "Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Hickory Woods Estates, Section 'C', of record in Plat Book 6900, Page 885, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Chinda Dom and Sang Chao, both married men, by Deed of record in Instrument 20070328-0036931, in the Register's Office of Davidson County, Tennessee. Sang Chao having died intestate on or around September 12, 2021, Sophia Thatch and Lisa Chao convey the subject property herein as the heirs at law of Sang Chao, as evidenced by Affidavits of Heirship being simultaneously recorded herewith.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed as having the applicable gender and number according to the context hereof.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS the Grantor's hand on this 27th day of July 2023

Sophia Thach

Lisa Chao

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of July, 2023, before me personally appeared Sophia Thach and Lisa Chao, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 27th day of July, 2023.

Notary Signature
My commission expires: 10/21/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Property Address: 120 Firelight Court, Antioch, TN 37013 Name and Address of New Owner: Chinda Dom 120 Firelight Court, Antioch, TN 37013 Send Tax Bills To: Chinda Dom 120 Firelight Court, Antioch, TN 37013 Parcel I.D. Number: 176 05 0B 058.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $ 0.00 AFFIANT Subscribed and sworn to before me this 31 day of July, 2023. NOTARY PUBLIC Commission expires:

PAMELA OPPENHUIZEN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-07-27

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 July 27th, 2023 (date of document).

Affiant Signature

August 7th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 7th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025