Karen Johnson
Batch # 1090925
01/12/2024 08:13:27 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240112-0002602

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
Than Aung
229 Wallace Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
148-01-0-018.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **John Naing,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto Than Aung**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12 in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Naing and Than Aung by Warranty Deed from Yam Dangi, and his Wife, Neelam Dahal of record in Instrument No. 20230608-0043751 Register's Office for Davidson County, Tennessee.

This is improved property known as 229 Wallace Road, Nashville, TN 37211.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.
WITNESS my hand this the 5 day of January, 2024.

John Naing

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **John Naing** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 5th day of January, 2024.

Tatiana E.

Notary Public

My Commission Expires: 06/22/26

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 5th day of January, 2024.

Tatiana E.

Notary Public

My commission expires: 06/22/26

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY