This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1208097 DEEDQC
11/25/2024 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241125-0091710

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd day of Nov, 2024.

Notary Public

My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Dong Tuang & Cin Ngaih Lian
312 Cathy Jo Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Dong Tuang & Cin Ngaih Lian
312 Cathy Jo Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13311012300

QUITCLAIM DEED

24NT01351

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Dong Tuang, a married man

By these presents do remise, release and **QUITCLAIM** unto

Dong Tuang & Cin Ngaih Lian, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Valley View Meadows, Section II, as of record in Book 3600, page 60, Register's Office for said County.

Being the same property conveyed to Kap Khan Cin and Cing Suan Niang, husband and wife from Rose Marie Alexander, married, by Warranty Deed dated 07/31/2015 and recorded 08/13/2015 in Instrument No. 20150813-0081312, Register's Office of said County.

Being the same property conveyed to Dong Tuang, a married man from Kap Khan Cin and Cing Suan Niang, husband and wife, by Warranty Deed dated 05/14/2024 and recorded 06/14/2024 in Instrument No. 20240614-0044772, Register's Office of said County.

This is an improved property commonly known as: 312 Cathy Jo Dr, Nashville, TN 37211-3817

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 22 day of November, 2024.

Dong Tuang

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dong Tuang,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of November, 2024.

Notary Public

My Commission expires: 3 / 3 / 2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Cin Ngaih Lian

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cin Ngaih Lian,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of November, 2024

Notary Public

My Commission expires: 3 / 3 / 2025.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 11-22-2024 (date of document).

Affiant Signature

11-22-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22nd of November, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26