Karen Johnson Davidson County
Batch# 1218231 DEEDQC
12/19/2024 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241219-0098535

# QUITCLAIM DEED

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

WG-QCD-24-2461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Dec., 2024

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Zotung Baptist Churcha Tennessee Non Profit Corporation** | **Same as new owner** | |
| (NAME) **2461 Una Antioch Pike,** | (NAME) | **149-00-0-018.01** |
| (ADDRESS) **Antioch, TN 37013** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUM LING AND MARY LING AND JAMES L.M. THANG,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ZOTUNG BAPTIST CHURCHA TENNESSEE NON PROFIT CORPORATION** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING THE NORTHWEST CORNER OF SAID TRACT OR PARCEL OF LAND BEING THE INTERSECTION OF RUSSELL REEVES PROPERTY AND RICHARDS ROAD; THENCE EXTENDING IN AN EASTERLY DIRECTION ON RICHARDS ROAD, 321 FEET TO A POINT IN THE INTERSECTION OF RICHARDS ROAD AND ANTIOCH-UNA ROAD; THENCE EXTENDING IN A SOUTHERLY DIRECTION ALONG ANTIOCH-UNA ROAD 254 FEET TO THE INTERSECTION OF ANTIOCH-UNA ROAD WITH THE PROPERTY OF MAGGIE KIDD RUCKER AND ROBERT KIDD; THENCE TN A WESTERLY DIRECTION ALONG THE NORTHERN BORDER OF SAID PROPERTY TO THE POINT WHERE IT JOINS WITH THE RUSSELL REEVES PROPERTY; THENCE NORTHWARD ALONG THE EASTERN BOUNDARY OF THE RUSSELL REEVES PROPERTY TO THE POINT OF BEGINNING; CONTAINING 2-1/3 ACRES, MORE OR LESS.

NOTE: The above legal description is uninsurable in its present form and will require a survey.

Being the same property conveyed to Rum Ling and Mary Ling, husband and wife and James L. M. Thang, joint tenants by Warranty Deed from Gwendolyn E. Jones, single of record in Instrument No. 20150313-0021627 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 13, 2015.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2461 Una Antioch Pike, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 18 day of December, 2024.

Rum Ling

Mary Ling

James L.M. Thang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUM LING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY LING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L.M. THANG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2024.

Notary Public
My Commission Expires: 3-20-28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **12/18/2024** (date of document).

Affiant Signature

Date **12/18/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **18** day of **December**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027