Karen Johnson Davidson County
Batch# 1237751 DEEDQC
02/14/2025 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250214-0011356

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th Day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025
(AFFIX SEAL)

SUSAN MORELLI
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Aric D. Hinson, Esq.

04-NSH25-09048

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Cin Za Suan 205 Margo Lane Nashville, TN 37211	Cin Za Suan 205 Margo Lane Nashville, TN 37211	148-02-0-008.00

QUITCLAIM DEED

THIS INDENTURE made between, **Cing Ngaih Siang**, hereinafter "First Party", and **Cin Za Suan**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot Number 117, on the Plan of Haywood Acres, Section IV, of record in Book 2900, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Cin Za Suan and Cing Ngaih Siang, husband and wife by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated August 15, 2013 and recorded on August 16, 2013 of record as Instrument No. 20130816-0086412, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 148 02 0 008.00
Being also known as 205 Margo Lane, Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 205 Margo Lane, Nashville, TN 37211.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 14th day of February, 2025.

Cing Ngaih Siang

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cing Ngaih Siang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 14th day of February, 2025.

Notary Public

My Commission Expires: 08-17-2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, RaShawn Perry *(custodian's name)*, 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 2/14/2025 *(date of document)*.

Custodian's Signature — 2/14/25 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 14th day of February, 2025.

Notary Public

MY COMMISSION EXPIRES: 08.17.2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD