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# 1320746 DEEDQC
09/10/2025 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250910-0072333

State of TN }
County of DAVIDSON

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

Kimberly Black
Affiant Signature

Subscribed and sworn to before me on this the 8TH day of SEPT, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Thang Teng Sang & Niang San Lun
1124 Phelissa Drive
LaVergne, TN 37086

SEND TAX BILLS TO:
Thang Teng Sang & Niang San Lun
1124 Phelissa Drive
LaVergne, TN 37086

MAP AND PARCEL NUMBER: 162160D04700CO

QUITCLAIM DEED
25NT01149

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,

Thang Teng Sang, a single man

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

Thang Teng Sang & Niang San Lun, 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. 1 ON THE PLAN OF HONEY BROOK, SECTION III, as shown by Plat Book 7900, Page 242, and amended in Plat Book 7900, Pages 379 & 380, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Being the same property conveyed to Thang Teng Sang, a single man from Thanh Hoai Nguyen and Lanh Thi Le, married, by Warranty Deed dated 02/16/2024 and recorded 03/07/2024 in Instrument No. 20240307-0016050, Register's Office of said County.

Being the same property conveyed to Thanh Hoai Nguyen and Lanh Thi Le from Pha Le, by Quitclaim Deed dated 10/12/2012 and recorded 10/25/2012 in Instrument No. 20121025-0097761, Register's Office of said County.

BEING the same property conveyed to Pha Le from The Bank of New York Mellon F/K/A The Bank of New York as Successor to JP Morgan Chase Bank, National Association, as Trustee for C-Bass Mortgage Loan Asset-Backed Certificates, Series 2005-CB8 c/o PMOS, LLC c/o Ocwen Loan Servicing, LLC, by Special Warranty Deed dated 10/10/2012 and recorded 10/25/2012 in Instrument No. 20121025-0097760, Register's Office of said County.

This is an improved property commonly known as: 4701 Crystal Brook Dr, Antioch, TN 37013-6301

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 25 day of August, 2025.

Thang Teng Sang

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thang Teng Sang** 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 25 day of August, 2025

Notary Public

My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Niang San Lun

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Niang San Lun,** 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 25 day of August, 2025

Notary Public

My Commission expires: 3/6/2029.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

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 8/25/25 (date of document).

Affiant Signature

9/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 TH of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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