Karen Johnson Davidson County
Batch# 1348282 DEEDQC
11/20/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251120-0092737

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

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 8th day of Nov, 25.

Notary Public

My Commission expires 10/25/27

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Thang Mung & Teresalun Thawn Cing
116 Karen Ray Court,
Antioch, TN 37013

SEND TAX BILLS TO:
Thang Mung & Teresalun Thawn Cing
116 Karen Ray Court,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 16203020100

QUITCLAIM DEED
25NT01564

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 Mung and Vun Lan Man, husband and wife

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

Thang Mung and Teresalun Thawn Cing, 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. 32, Apache Hills, Section IV, as shown on plat of record in Plat Book 4460, page 60, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thang Mung and Vun Lan Man, husband and wife from Terri Rutherford and husband John Rutherford, by Warranty Deed dated 03/07/2016 and recorded 03/09/2016 in Instrument No. 20160309 0022381, Register's Office of said County.

This is an improved property commonly known as: 116 Karen Ray Court, Antioch, TN 37013

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 8 day of November 2024.

Teresalun Thawn Cing FKA Vun Lan Man

Teresalun Thawn Cing FKA Vun Lan Man

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Teresalun Thawn Cing FKA Vun Lan Man,** 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, at office, this 8 day of November 2024.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Mung

Thang Mung

State of TN)
County of Davidson)
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thang Mung,** 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, at office, this 8 day of November 2024

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 11/8/25 (date of document).

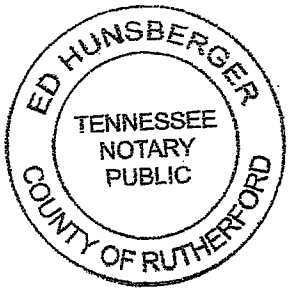
Affiant Signature

11/19/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 of NOV, 25.

(SEAL)



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