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# 1373606 DEEDQC
01/30/2026 01:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260130-0006673

State of TN }
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 23rd day of January 26.

Notary Public

My Commission expires 12/26/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Go Khup Mung and Cing Khan Nem
1000 Oak Ridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
Go Khup Mung and Cing Khan Nem
1000 Oak Ridge Court
Antioch, TN 37013

MAP AND PARCEL NUMBER: 14910006100

QUITCLAIM DEED
25NT01844

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,

Go Khup Mung and Cing Khan Nem, husband and wife, and David Thang Suan Pau, a single man, as tenants in common with right of survivorship

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

Go Khup Mung and Cing Khan Nem, 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. 72 on the Plan of Oakwood Subdivision, Phase Six, Section Two, of record in Book 7900, page 626, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Go Khup Mung and Cing Khan Nem, husband and wife, and David Thang Suan Pau, a single man, as tenants in common with right of survivorship from Cynthia Seward and Joseph Powell, by Warranty Deed dated 04/22/2024 and recorded 05/15/2024 in Instrument No. 20240515-0035798, Register's Office of said County.

Being the same property conveyed to Cynthia K. Seward and Joseph Eric Powell, wife and husband, as Tenants by the Entirety, by Quitclaim Deed from Cynthia K. Seward, dated April 6, 2023 and April 11, 2023, of record in Instrument No. 20230411-0026563, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia K. Seward, a single woman from Kenneth B. Watson and Constance F. Watson, a married couple, by Warranty Deed dated 07/30/2015 and recorded 08/05/2015 in Instrument No. 20150805-0077806, Register's Office of said County.

This is an improved property commonly known as: 1000 Oak Ridge Court, Antioch, TN 37013-1881

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 20 day of January, 2026.

Go Khup Mung

State of TN }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Go Khup 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 and official seal at office, this 20 day of January 2026

Notary Public

My Commission expires: 7/3/29.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cing Khan Nem

State of TN }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cing Khan Nem** 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 20 day of January, 2026

Notary Public

My Commission expires: 7/3/29.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

David Thang Suan Pau

State of TN }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **David Thang Suan Pau** 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 20 day of January, 20X

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 1-20-26 (date of document).

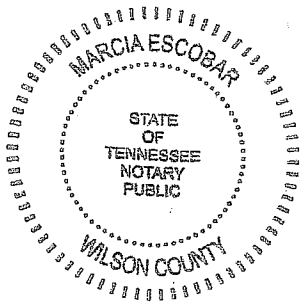
Affiant Signature

1-20-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of Jan, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027