Prepared By:
Sean Bello, Esq.
Attorney for Urban Settlement Services
4 Allegheny Center, 6th Floor
Pittsburgh, PA 15212

Davidson County DEEDQC
Recvd: 04/13/11 08:03 5 pgs
Fees:27.00 Taxes:0.00
20110413-0028265

Address of New Owner:	Send Tax Bills to:	Tax Information
Souksaleum Abouaravong	Bank of America, N.A.	181-01-0A-004.00
105 Sugarbush Court	2059 Northlake Parkway	
Nashville, TN 37211	Tucker, GA 30084	

261810

Quitclaim Deed

PURSUANT TO THAT Marital Dissolution Agreement filed August 4, 2005 (Docket No. 52214, Rutherford County Circuit Court), SONNY ABOUARAVONG ("Grantor") does hereby quitclaim and convey unto SOUKSALEUM ABOUARAVONG ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

Being Lot No. 4 on Plan of Sugar Valley, Section One, of Record in Plat Book 9700, Page 374 and amended in Book 9700, Page 709-711, said Register's Office, to which plan reference is hereby made for a more complete description.

Parcel ID: 181-01-0A-004.00

Property being known as 105 Sugarbush Court, Nashville, TN 37211.

Being the same property conveyed to Sonny Abouaravong and wife, Souksaleum Abouaravong, by deed from Yazdian Construction, Inc. recorded 1/05/2000 in Deed Instrument # 200001050001535, in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

[Remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of January, 2011.

SONNY ABOUARAVONG

SONNY ABOUARAVONG

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Deana Demonbreun, a Notary Public in and for said state and county, SONNY ABOUARAVONG, with whom I am personally acquainted or who has produced suitable proof of identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of January, 2011.

Notary Public

State at Large, Kentucky

My Commission Expires: May 8, 2012



STATE OF Pennsylvania
COUNTY OF Allegheny

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

Mark Ditoro

Affiant MARK DITOCO

Subscribed and sworn to before me, this the 12th **Day of** April **20**11

Ramona Lee Tongdee

Notary Public
Ramona Lee Tongdee

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ramona Lee Tongdee, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires May 5, 2014
Member, Pennsylvania Association of Notaries

SCHEDULE A

Legal Descriptions: All that certain property situated in the county of DAVIDSON, and State of TENNESSEE, being described as follows: PARCEL 181 01 0A 004.00 and being more fully described in a deed dated 01/03/2000, and recorded 01/05/2000, among the land records of the county and state set forth above, in Instr# 200001050001535.

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON PLAN OF SUGAR VALLEY, SECTION ONE, OF RECORD IN PLAT BOOK 9700, PAGE 374 AND AMENDED IN BOOK 9700, PAGES 709-711, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS PROPERTY IS IMPROVED PROPERTY KNOWN AS 105 SUGARBUSH COURT, NASHVILLE, TENNESSEE 37211

PARCEL ID: 181 01 0A 004.00

BEING THE SAME PROPERTY CONVEYED TO SONNY ABOUARAVONG AND WIFE, SOUKSALEUM ABOUARAVONG BY DEED FROM YAZDIAN CONSTRUCTION, INC. RECORDED 01/05/2000 IN DEED INSTR# 200001050001535, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, James L. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James L Smith

Signature

State of Colorado

County of Boulder

Personally appeared before me, James L Smith, a notary public for this county and state, Dianne McLeod who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne McLeod

Notary's Signature

My Commission Expires: 1/30/2011.

Notary's Seal (if on paper)