QUIT CLAIM DEED

STATE OF TN
COUNTY OF Rutherford

I, OR WE HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT KNOWLEDGE, INFORMATION AND BELIEF THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

The Grantor and Grantee hereby acknowledge that this document was prepared without benefit of a title search.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vansy Thammaphinith	SAME	149020A01500CO
(NAME)	(NAME)	
712 Bayswater Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Anousith Jonny Phinith, unmarried**, HEREINAFTER CALLED THE GRANTORS, DO HEREBY QUIT CLAIM, TRANSFER AND CONVEY ALL OUR RIGHT, TITLE AND INTEREST UNTO **Vansy Thammaphinith, a single person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15, on the plan of Piccadilly Square, Phase I, as shown on plat of record in Plat Book 5200, Page 720,721,722 in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Vansy Thammaphinith and husband, Thong Chanh Thammaphinith and Anousith Jonny Phinith, unmarried by Warranty Deed from Keith D. Gunn and wife, Pamela D. Gunn, dated September 1, 1994, filed of record on September 6, 1994, in Book 9457, Page 593, in the aforesaid Register's Office. Thong Chanh Thammaphinith having been deceased.

unimproved ☐
This is improved ☒ property, known as 712 Bayswater Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 2nd day of January, 2013.

Anousith Jonny Phinith

BILL GARRETT, Davidson County
Trans:T20130001533 DEEDQC
Recvd: 01/07/13 11:54 1 pgs
Fees:12.00 Taxes:0.00
20130107-0001841

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Anousith Jonny Phinith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Commission expires:
5/17/2014

Notary Seal present, but could not be reproduced.

Notary Public

LTE File #: 12730

Bill Garrett
Davidson County Register of Deeds