QUITCLAIM DEED	OATH OF CONSIDERATION:
Davidson County DEEDQC Recvd: 01/02/14 10:27 3 pgs Fees:17.00 Taxes:0.00 **20140102-0000190**	SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00. AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 31st DAY OF December, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 7/3/17

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WALKER LAW OFFICE
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 463-3760

THIS CONVEYANCE WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND WITH INFORMATION SUPPLIED BY THE PARTIES

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
Kham Xaykosee and **Soda Xaykosee** **512 Lutie Ct** **Nashville, Tennessee 37210**	**Same**	**11906034700**

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 31st day of December, 2013, by and between Pheng Phanomphone *("Grantor")* and Kham Xaykosee and Soda Xaykosee *("Grantees")*;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantees, as tenants by the entirety with rights of survivorship, Grantees' heirs and assigns, all of Grantor's right, title and interest, in and to the following described real estate:

Described land situated in Nashville, Davidson County, Tennessee, being Lot No. 47 on the Plan of Rosewood Estates, Section Two, of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Pheng Phanomphone, unmarried, by Warranty Deed from Thavatxay Chitpanya and Vilayvone Chitpanya, as tenants by the entirety, of record in Instrument # 20060217-0019213, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as: **21 A & B Lutie Street, Nashville, TN 37210**

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

GRANTOR:

Pheng Phanomphone
PHENG PHANOMPHONE

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared PHENG PHANOMPHONE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS ~~my~~ hand and seal, this 31st day of December, 2013.

Notary Public
My Comm. Exp.: 7/3/17

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 5/24/2017