Davidson County DEEDQC
Recvd: 09/26/14 16:08 5 pgs
Fees:27.00 Taxes:0.00
20140926-0089053

AFTER RECORDING RETURN TO:
TIAGO TITLE
4700 S. SYRACUSE ST #420
DENVER, CO 80237
File No. 14-11946

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 164-13-0-149.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 10th day of September, 2014, by and between **PHONEPHET SANANIKONE, A/K/A PHONEPHET K. SANANIKONE AND MAGGIE SANANIKONE, F/K/A MAGGIE L. JONES**, a mailing address of 5700 MURPHYWOOD CROSSING, ANTIOCH, TN 37013, hereinafter referred to as Grantor(s) and **MAGGIE SANANIKONE AND PHONEPHET SANANIKONE, WIFE AND HUSBAND**, a mailing address of 5700 MURPHYWOOD CROSSING, ANTIOCH, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 5700 MURPHYWOOD CROSSING, ANTIOCH, TN 37013

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 20080602-0055735, Recorded: 06/02/2008

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 164-13-0-149.00

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

PHONEPHET SANANIKONE, A/K/A
PHONEPHET K. SANANIKONE

MAGGIE SANANIKONE, F/K/A
MAGGIE L. JONES

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, PHONEPHET SANANIKONE, A/K/A PHONEPHET K. SANANIKONE AND MAGGIE SANANIKONE, F/K/A MAGGIE L. JONES, the within named bargainers, 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 16th day of September, 2014

Lura Brady
Notary Public
My Commission expires: 8-27-18

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

MAGGIE SANANIKONE

Subscribed and sworn to before me this 16th day of September, 2014.

Notary Public
Commission Expires 8-27-18

Name and address for person(s) responsible for taxes:

MAGGIE SANANIKONE AND PHONEPHET SANANIKONE
5700 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

Name and address of property owner:

MAGGIE SANANIKONE AND PHONEPHET SANANIKONE
5700 MURPHYWOOD CROSSING
ANTIOCH, TN 37013

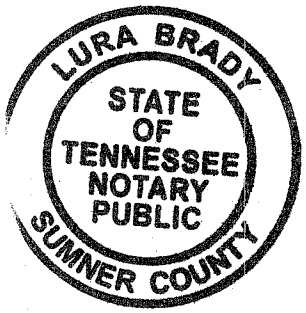


EXHIBIT A
LEGAL DESCRIPTION

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

BEING LOT NUMBER 139 ON THE PLAN OF ASHEFORD CROSSING, SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PREMISES WHICH JULIE A. BLAINE BY HER WARRANTY DEED DATED MAY 30, 2008; RECORDED JUNE 2, 2008 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE, AS DOCUMENT NO.2 0080602-0055734, GRANTED AND CONVEYED UNTO PHONEPHET K. SANANIKONE AND MAGGIE L. JONES.

PARCEL ID NO: 164-13-0-149.00

PROPERTY COMMONLY KNOWN AS: 5700 MURPHYWOOD CROSSING, ANTIOCH, TN 37013

MS

PS

True Copy Certification

I, Amber Johnson, 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.

Signature

State of COLORADO

County of DENVER

Personally appeared before me, Carolyn Bettles, a notary public for this county and state, Amber Johnson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 7-25-2017

CAROLYN BETTLES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20034003097
MY COMMISSION EXPIRES JULY 25, 2017