Davidson County DEEDQC
Recvd: 12/11/14 13:04 6 pgs
Fees:32.00 Taxes:0.00
20141211-0113537

QUITCLAIMM DEED

MAIL RECORDED DEED TO:

BRITTANY SANTOS
TIMIOS, INC.
5716 CORSA AVENUE, #102
WESTLAKE VILLAGE, CA 91362

OWNER (SEND TAX BILLS TO):

THONGPHOUN KOUNLAVONG
2977 OWENDALE DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THONGPHOUN KOUNLAVONG, an unmarried man, and ASHLEY M. KOUNLAVONG, an unmarried woman, who took title as husband and wife (herein, "Grantor"), whose address is 2977 Owendale Drive, Antioch, TN 37013, hereby sells, transfers and conveys to THONGPHOUN KOUNLAVONG, an unmarried man (herein, "Grantee"), whose address is 2977 Owendale Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2977 Owendale Drive, Antioch, TN 37013

WITNESS my hand and seal this 19th day of Nov., 2014.

PIN NO: 150-09-0-131.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Ashley M. Kounlavong

Ashley M. Kounlavong

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ashley M. Kounlavong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of November 2014.

[Affix Notary Seal]

Dotty Harper

SIGNATURE OF NOTARY PUBLIC

My commission expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GRANTOR:

Thongphoun Kounlavong

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thongphoun Kounlavong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of Nov, 2014.

[Affix Notary Seal]

Dotty Harper
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 0.

GRANTEE

Grantee signature _____
Thongphoun Kounlavong

Subscribed and sworn to under oath before me, this 19th day of Nov., 2014.

[Affix Notary Seal]

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Dotty Harper
SIGNATURE OF NOTARY PUBLIC
My commission expires: 10-18-15

EXHIBIT A

[Legal Description]

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. 19 ON THE PLAN OF FOREST VIEW PARK, SECTION IV, PHASE TWO AS OF RECORD IN PLAT 5200, PAGE 674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Deed 20011105-0120966 on November 5, 2001.

PIN NO: 150-09-0-131.00

STREET ADDRESS:

2977 Owendale Drive, Antioch, TN 37013

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Roselyn Pauley, 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.

Roselyn Pauley
Signature

State of CA

County of Los Angeles

Personally appeared before me, Lupe Aguilera, a notary public for this county and state, Roselyn Pauley, 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: 3/14/15
Notary' Seal (if on paper)

L. AGUILERA
COMM. #1928504
Notary Public - California
Ventura County
My Comm. Expires Mar. 14, 2015