This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409(a)(3)(f).

BILL GARRETT, Davidson County
Trans:T20150082274 DEEDQC
Recvd: 09/28/15 11:28 2 pgs
Fees:12.00 Taxes:0.00
20150928-0098183

This instrument was prepared by:
AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626

Address New Owner as Follows:
THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST
800 BALLEYCASTLE DRIVE
SMYRNA, TN 37167

Send Tax Bill to:
DUSDEE VIRIYAPONG and HASANAI VIRIYAPONG
Trustee(s) of
THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST
800 BALLEYCASTLE DRIVE
SMYRNA, TN 37167

Map Parcel Number:
034-05-0A-046.00-C

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DUSDEE VIRIYAPONG, married and HASANAI VIRIYAPONG, her husband, who joins herein to indicate his consent to this transfer and to relinquish any right or interest that he might have or obtain in the below-described property, for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto DUSDEE VIRIYAPONG and HASANAI VIRIYAPONG Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of DUSDEE VIRIYAPONG, under the terms of THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST *(Share W)* Dated 9/9/15, IN TRUST AS THE SOLE AND SEPARATE PROPERTY OF DUSDEE VIRIYAPONG, its successors and assigns, his/her entire right title and interest in and to a certain tract or parcel of land in **DAVIDSON County, Tennessee**, described as follows:

BEING UNIT 46 ON THE PLAN OF MONTICELLO MANOR, OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING the same land conveyed to DUSDEE VIRIYAPONG, married, from KIRBY CLIFTON, JR. AND MARY PAULINE CLIFTON, TRUSTEES OF THE CLIFTON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED AUGUST 22, 1995, by Deed of record as Instrument #20001018-0103338 on OCTOBER 18, 2000, in the Register's Office for DAVIDSON County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey. Preparer makes no representation as to the accuracy of said description.

This improved property is known as: 534 THOMAS JEFFERSON CIRCLE, MADISON, TN 37115

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

12

WITNESS my hand this 9th day of SEPTEMBER, 20 15

Dusdee Viriyapong

DUSDEE VIRIYAPONG

I, **HASANAI VIRIYAPONG**, spouse of **DUSDEE VIRIYAPONG** , hereby join in this conveyance to indicate my consent to this transfer and to relinquish any right or interest that I might have or obtain in the above-described property by virtue of the provisions of the Code of Tennessee pertaining to augmented estates, or under any other provisions of law.

DATED: 9/9/2015

HASANAI VIRIYAPONG

STATE OF TENNESSEE

COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and said county and state, HASANAI VIRIYAPONG and DUSDEE VIRIYAPONG with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at SMYRNA Tennessee, this 9th day of SEPTEMBER, 20 15.

James R Hall

Notary Public

My Commission expires: 8/5/2015

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

JAMES R HALL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 08-05-2018

STATE OF TENNESSEE

COUNTY OF KNOX

Subscribed and sworn to before me this 9th day of SEPTEMBER, 20 15.

James R Hall

Notary Public

My Commission Expires: 8/5/2018

JAMES R HALL STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 08-05-2018

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.