THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108
809 652

Davidson County	DEEDQC
Recvd: 09/14/16 11:18	4 pgs
Fees:22.00 Taxes:0.00	
20160914-0096597	

QUITCLAIM DEED

THIS INDENTURE, Made this 8 day of September, 20 16, by and between Roderic L. Armstrong, unmarried of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Roderic L. Armstrong and Latika A. Armstrong, husband and wife as joint tenants of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 3741 SEASONS DRIVE, ANTIOCH TN, 37013).

BEING the same premises which Viroot Pongsavath and spouse, Manivanh Pongsavath in deed dated 06/30/2006 and recorded 07/06/2006 in the DAVIDSON County Recorder's Office in Deed Instrument 20060706-0080671, granted and conveyed to Roderic L. Armstrong, unmarried.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of ten and no/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Roderic L. Armstrong

State of TN

County of Davidson (SS)

On this 8 day of September in the year 16, before me, the undersigned notary public, personally appeared Roderic L. Armstrong, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires July 02, 2017

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 8 day of September, 2016

Notary Public

My Commission Expires: 7.2.17

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires July 02, 2017

File No: 809652

TAXPAYER/OWNER: Roderic L. Armstrong
ADDRESS: 3741 SEASONS DRIVE, ANTIOCH TN, 37013

Exhibit A Legal Description

Land in Davidson County, Tennessee, being Lot No. 738 on the Plan of Phase IV Somerset of record in Book 7900, pages 978 and 979, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed from Viroot Pongsavath and spouse, Manivanh Pongsavath to Roderic L. Armstrong, unmarried as set forth in Deed Instrument #20060706-0080671 dated 06/30/2006, recorded 07/06/2006, DAVIDSON County, TENNESSEE.

150120A07700CO

True Copy Certification

I, Rozanne Clough, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough 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: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020