Davidson County	DEEDQC
Recvd: 02/06/17 16:17	3 pgs
Fees:17.00 Taxes:0.00	
20170206-0012706	

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-17-2018

(AFFIX SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maggie Sananikone	Sun West Mortgage Company, Inc.	164 13 0 149.00
(NAME)	(NAME)	
5700 Murphywood Xing	18000 Studebaker Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cerritos, CA 90703-2680	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phonephet Sananikone** , hereinafter called the Grantor(s), has quitclaimed unto **Maggie Sananikone**, hereinafter called the Grantee(s), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in Davidson County, Tennessee, being all of Lot No. 139 on the Plan of Final Plat, Asheford Crossing Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maggie Sananikone and Phonephet Sananikone, wife and husband by Quit Claim Deed from Phonephet Sananikone, a/k/a Phonephet K. Sananikone and Maggie Sananikone, f/k/a Maggie L. Jones, dated 09/16/2014, recorded 09/26/2014, of record in Instrument No. 20140926-0089053, in the Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5700 Murphywood Xing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 21st day of January, 2017.

Phonephet Sananikone

State of Tennessee
County of Davidson

Personally appeared before me Phonephet Sananikone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26 day of January 2017

Barbara Collins
Notary Public Barbara Collins
My Commission Expires: 12-17-2018

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, 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.

Patti Robitaille

Signature

State of **Tennessee**

County of WILLIAMSON

Personally appeared before me, Michelle Lee Pepper a notary public for this county and state, Patti Robitaille who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

