BILL GARRETT, Davidson County
Trans:T20170052649 DEEDQC
Recvd: 06/20/17 11:19 3 pgs
Fees:17.00 Taxes:0.00

20170620-0061889

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 18th day of January , 2013 (year),

by first party, Grantor, Simmon Phanthavongs aka Phimphorn Phantha-vongsa

whose post office address is 206 Overby Dr. Antioch, TN 37013

to second party, Grantee, Viengvone Phanthavongsa

whose post office address is 268 Ashgrove Drive, Nashville, TN 37211

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

New Owner + Tax Bills info:
Viengvone Phanthavongsa
268 Ashgrove Drive
Nashville TN 37211

[Signatures on following page.]

Initials of First Party

AHAAAPAZ

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

_____	Simmon Phanthavongs
Signature of Witness	Signature of First Party, Grantor
_____	Simmon Phanthavongs
Print name of Witness	Print name of First Party
_____	_____
Signature of Witness	Signature of First Party, Grantor
_____	_____
Print name of Witness	Print name of First Party

STATE OF Tennessee }
COUNTY OF Davidson }
On March 4, 2013 before me, Simmon Phanthavongs ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____
Signature of Notary

My Commission Expires August 17, 2015

Affiant ____Known X Produced ID
Type of ID _____

(Seal)

ANGELA N. LYLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Signature of Preparer
Sinthala Phanthavongsa
Print Name of Preparer
1709 Ironwood Ct
Address of Preparer
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, Affiant
Subscribed and sworn before me this the
20 Day of June, 2017.
_____ Deputy Register

SL
Initials of First Party

AHAAAPAZ

SCHEDULE "A"

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. 26 ON THE PLAN OF HICKORY VIEW, SECTION I, AS OF RECORD IN BOOK 5210, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO PHIMPHORN PHANTHAVONGSA* AND WIFE VIENGVONE PHANTHAVONGSA BY DEED FROM AAA REALTY COMPANY DATED 1/8/1982 AND RECORDED 1/8/1982 IN THE DAVIDSON CLERK'S OFFICE IN 5839/145.

KNOWN 268 ASH GROVE DR

PARCEL: 19-162.09-0-077.00-

*Phimphorn Phantha-vongsa aka Simmon Phanthavongs