Davidson County DEEDQC
Recvd: 06/20/17 12:27 6 pgs
Fees:32.00 Taxes:0.00
20170620-0061944

This instrument prepared by:
Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

FMV: $89,500.00

63194251-
4062207

QUITCLAIM DEED (1)

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Hong Bonilla	Hong Bonilla	Map/Parcel:
2108 Laguna Bay	2108 Laguna Bay	052 08 0A 012.00
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Hong Bonilla, formerly known as Hong Phommasy, a married woman who acquired title as a single woman, and Marlon Torres, a single man**, by these presents do hereby quitclaim and convey unto the said **Hong Bonilla, a married woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update first titleholder's name and marital status, and remove all but first titleholder from title.

This is unimproved ( ) property known as 2108 Laguna Bay, Madison, Tennessee 37115
Improved (✓)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Attached to and becoming a part of Quitclaim Deed dated 5/27/17, between Hong Bonilla, formerly known as Hong Phommasy, a married woman who acquired title as a single woman, and Marlon Torres, a single man, as Seller(s) and Hong Bonilla, a married woman, as Purchaser(s).)

Witness our hand this 27 day of May, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hong Bonilla FKA Hong Phommasy

Hong Bonilla, f/k/a
Hong Phommasy

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Claudia Boyett, a Notary Public in and for said County and State, **Hong Bonilla, f/k/a Hong Phommasy,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/(she)/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Madison, TN 37115 this 27 day of May, A.D., 2017.

NOTARY STAMP/SEAL

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Claudia Boyett
Claudia Boyett NOTARY PUBLIC
Notary Commission Expires: 1-4-2021

AFFIDAVIT OF VALUE

STATE OF _____) Michigan (SW)
COUNTY OF _____) Wayne (SW)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 20th day of June, 2017.

(Affix Seal)

Affiant

Jessica N Johnson

Notary Public Jessica N Johnson
My Commission Expires: April 25, 2022

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne

STATE OF Tennessee

COUNTY OF Davidson } ss.

NOTARIAL CERTIFICATE OF ACKNOWLEDGMENT

On this 27 (Day) day of May (Month) 2017 (Year), before me, Claudia Boyett (Printed Name of Notary Public),

the undersigned notary public, personally appeared _____ (Printed Name(s) of Signer(s))

Hong Bonilla FKA Hong Phommasy.

☐ personally known to me - or -

☒ proved to me on the basis of satisfactory evidence

- ☒ form(s) of identification DL
- ○ credible witness(es) _____

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 voluntarily for the purpose expressed therein.

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(Seal)

WITNESS my hand and official seal.

Claudia Boyett

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

_____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
- ☐ Attorney-in-Fact
- ☐ Corporate Officer(s) _____ (Title(s))
- ☐ Guardian/Conservator
- ☐ Partner - Limited/General
- ☐ Trustee(s)
- ☐ Other: _____

representing: _____ (Name(s) of Person(s) or Entity(ies) Signer is Representing)

_____

Additional Information

Notary Journal Entry

☐ The details surrounding this notarial event are described in my notary journal:

Volume _____

Page # _____ Entry/Row # _____

Notary Contact: _____ _____

Other _____

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

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(Attached to and becoming a part of Quitclaim Deed dated 5/21/17, between Hong Bonilla, formerly known as Hong Phommasy, a married woman who acquired title as a single woman, and Marlon Torres, a single man, as Seller(s) and Hong Bonilla, a married woman, as Purchaser(s).)

Witness our hand this 21 day of May, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Marlon Jones

Marlon Torres

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Cathy Thompson, a Notary Public in and for said County and State, **Marlon Torres,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 21st day of May A.D., 2017.

NOTARY STAMP/SEAL

CATHY THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Cathy Thompson

NOTARY PUBLIC

Notary Commission Expires: 3/3/2020

Cathy Thompson

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 052 08 0A 012.00

Land Situated in the County of Davidson in the State of TN

BEING LOT 12, ON THE PLAN OF PHASE ONE, SECTION, HERON WALK, AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 173 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Hong Phommasy, a single woman and Marlon Torres, a single man, by deed dated February 22, 2005 of record in Deed Instrument/Case No. 20050302-0022874, in the County Clerk's Office.

Commonly known as: 2108 Laguna Bay, Madison, TN 37115-6501

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

True Copy Certification

I, John Janeway, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, Thomas S. Buxton, a notary public for this county and state, John Janeway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE