After Recording Return to:
515-245727
LenderLive Settlement Services LLC
1044 Main Street, Suite 600
Kansas City, MO 64105

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Bill Garrett Davidson County
Batch# 3778 DEEDQC
09/22/2017 11:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170922-0097459

Map & Parcel:
098 10 0A 002.00

QUITCLAIM DEED

(the purpose of this deed is to update vested party's name
Grantors and grantees are the same with the same proportionate interest)

New Owner/ Property Being Conveyed
Chao-I Lin
Phetoubon Phaphol
6004 Hagars Grove Pass
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 7th day of Sept, 2017, between PHETOUBON PHAPHOL and wife, CHAO-I LIN, also known of record as Chaoi Lin, residing at 6004 Hagars Grove Pass, Hermitage, TN 37076 collectively hereinafter referred to as "**Party of the First Part**" and CHAO-I LIN and PHETOUBON PHAPHOL, wife and husband, as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 2, ON THE PLAN OF PHASE ONE, HAGARS GROVE, OF RECORD IN INSTRUMENT 20040614-0069738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT 20040630065607, REGISTER'S OFFICE OF SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN INSTRUMENT 200508290103084, SAID REGISTER'S OFFICE.

AND FURTHER SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO PHETOUBON PHAPHOL AND WIFE, CHAOI LIN FROM FRANK BATSON HOMES, INC., BY WARRANTY DEED RECORDED 12/16/2005 AS INSTRUMENT NO. 20051216-0151123 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 6004 Hagars Grove Pass, Hermitage, TN 37076
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Phetoubon Phaphol
PHETOUBON PHAPHOL

Chao-i Lin also known of record as Chi Lin
CHAO-I LIN, also known of record as Chaoi Lin

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 7th day of Sept, 2017, before me personally appeared **PHETOUBON PHAPHOL** and **CHAO-I LIN,** also known of record as Chaoi Lin, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Karen R. Campbell
NOTARY PUBLIC

My Commission Expires: Nov. 6, 2017

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ .00.

Phetoubon Phaphol
PHETOUBON PHAPHOL

Chao-i Lin also known of record as Chao I
CHAO-I LIN, also known of record as Chaoi Lin

Subscribed and sworn to before me this 7th day of Sept., 2017.

Karen R. Campbell
NOTARY PUBLIC

My Commission Expires: Nov. 6, 2017

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Sept. 7, 2017 (DATE) before me, Karen R. Campbell (NAME OF NOTARY PUBLIC)

personally appeared Phetouban Phaphol & Chaothin a/k/a/ Chaothin known of record as Chaoi Lin (NAME(S) OF SIGNER(S))

☐ 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), an 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.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Karen R. Campbell
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

Sept. 7, 2017
DATE OF DOCUMENT

No other signer
SIGNER(S) OTHER THAN NAMED ABOVE

True Copy Certification

I, Rhonda Hammond, 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.

Rhonda Hammond
Signature
Rhonda Hammond

State of Missouri

County of Jackson

Personally appeared before me, ~~[Name of Notary]~~ Alissa Fitzhugh, a notary public for this county and state, Rhonda Hammond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alissa Fitzhugh
Notary's Signature

My Commission Expires: 2/2/2018
Notary' Seal (if on paper)

ALISSA FITZHUGH
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 20, 2018
Commission # 14583885