Bill Garrett Davidson County
Batch# 67787 DEEDQC
03/12/2018 11:56:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180312-0023098

QUITCLAIM DEED

File#: CF-TN-67166

MAIL RECORDED DEED TO:

SOKHOEUN NGET
RY NGET
115 RADER DRIVE
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

SOKHOEUN NGET
RY NGET
115 RADER DRIVE
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SOKHOEUN NGET, a married man, joined by his spouse, SREYNEANG CHAY, and RY NGET, a widow (herein, "Grantor"), whose address is 115 Rader Drive, Antioch, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to SOKHOEUN NGET, a married man, and RY NGET, a widow, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 115 Rader Drive, Antioch, TN 37013, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 115 Rader Drive, Antioch, TN 37013

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 6th day of March, 2018.

PIN NO: 148 07 0 108.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Sokhoeun Nget

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sokhoeun Nget, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2018.

[Affix Notary Seal]

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leigh S. Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/27/20

GRANTOR:

Sreyneang Chay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sreyneang Chay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2018.

[Affix Notary Seal]

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leigh S. Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/27/20

GRANTOR:

RY NGET

Ry Nget

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ry Nget, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2018.

[Affix Notary Seal]

Leigh S. Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/27/20



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 10.00.

Grantee:

Grantee signature: _____
Sokhoeun Nget

Subscribed and sworn to under oath before me, this 6th day of March, 2018 by Sokhoeun Nget.

[Affix Notary Seal]

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/27/20

Grantee:

Grantee signature: _____
Ry Nget

Subscribed and sworn to under oath before me, this 6th day of March, 2018 by Ry Nget.

[Affix Notary Seal]

LEIGH S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/27/20

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 857 ON THE PLAN OF CHEROKEE HILLS, SECTION EIGHT, AS OF RECORD IN BOOK 3700, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RADER DRIVE, SAID POINT BEING THE COMMON FRONT CORNER OF LOTS NOS. 856 AND 857; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE COMMON LINE OF SAID LOT NOS. 856 AND 857 A DISTANCE OF 151.3 FEET TO A CONCRETE MONUMENT; THENCE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 126.0 FEET TO A POINT IN THE NORTHEASTERLY DIRECTION A DISTANCE OF 65.0 FEET TO A CONCRETE MONUMENT; THENCE ALONG SAID MARGIN IN SAID DIRECTION, A DISTANCE OF 32.0 FEET TO A CONCRETE MONUMENT WHICH IS THE BEGINNING OF A CURVE; THENCE IN A NORTHEASTERLY DIRECTION AROUND SAID CURVE A DISTANCE OF 39.3 FEET TO A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF RADER DRIVE; THENCE ALONG SAID MARGIN IN A NORTHEASTERLY DIRECTION A DISTANCE OF 73.0 FEET TO A CONCRETE MONUMENT; THENCE ALONG SAID MARGIN A SAID DIRECTION A DISTANCE OF 13.8 FEET TO THE POINT OF BEGINNING.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20050517-0055589 on May 17, 2005.

PIN NO: 148 07 0 108.00

STREET ADDRESS: 115 Rader Drive, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

18-004721 (HW)

True Copy Certification

I, **Perre M. Cabell**, 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 **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** 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 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY