AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190000700LD

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 191679 DEEDQC
02/05/2019 08:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190205-0010724

Tax ID No.: 148 15 0 039.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 30th day of January, 2019, by and between **Peter B. Panyavong A/K/A Bounpheth Panyavong, a married man, joined in execution by his spouse Banchit L. Panyavong**, a mailing address of 113 Cimarron Ct, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Peter B. Panyavong and Banchit L. Panyavong, husband and wife**, a mailing address of 113 Cimarron Ct, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 113 Cimarron Ct, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20100325-0022242, recorded on 03/25/2010 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Peter B. Panyavong

Peter B. Panyavong

AKA Bounpheth Panyavong

A/K/A Bounpheth Panyavong

Banchit L Panyavong

Banchit L. Panyavong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Peter B. Panyavong A/K/A Bounpheth Panyavong and Banchit L. Panyavong**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 30th day of January, 2019.

Steven W. Nordstrom

Notary Public
My Commission expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Peter B. Panyavong
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 30th day of January, 2019.

Steven W. Nordstrom
Notary Public
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
Peter B. Panyavong and Banchit L. Panyavong
113 Cimarron Ct
Antioch, TN 37013

Name and address of property owner:
Peter B. Panyavong and Banchit L. Panyavong
113 Cimarron Ct
Antioch, TN 37013

LEGAL DESCRIPTION

The following described property:

Land in Davidson County, Tennessee, Being Lot No. 158 on the Plan of Apache Hills, Section 3 of record in Plat Book 4175, Page 9, Register's Office for said county, to which reference is made for a more complete description.

Being the same parcel conveyed to Bounpheth Panyavong from Bounpheth Panyavong, who acquired title erroneously as Bounpeth Panyavong and Banchit Panyavong, by virtue of a deed dated 3/17/2010, recorded 3/25/2010, as instrument no. 20100325-0022242 county of Davidson, state of Tennessee.

Tax ID/APN#: 148 15 0 039.00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019