This Instrument prepared by:
DENNIS PHENGSAVANH and VANNY PHENGSAVANH
148 Claybrook Lane, Antioch, TN 37013

File No.: TN19014298-O

Return to:
MeyMax Title Agency of Ohio, LLC
580 S High Street, Ste 330

Karen Johnson Davidson County
Batch# 199290 DEEDQC
02/26/2019 10:39:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190226-0017273

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that
DENNIS PHENGSAVANH AND VANNY CHHAY, N/K/A VANNY PHENGSAVANH

, husband and wife, husband and wife (grantor) on this the 14th day of February, 2019, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto

DENNIS PHENGSAVANH AND VANNY PHENGSAVANH, HUSBAND AND WIFE, joint tenants with rights of survivorship (grantee), all of their right, title and interest in and to the following described real estate, to wit:

See attached legal description Exhibit A

Signed this 14th day of February, 2019.

DENNIS PHENGSAVANH

Vanny Phengsavanh

VANNY CHHAY, N/K/A VANNY PHENGSAVANH

STATE OF TN
COUNTY OF Davidson

On this the 14th day of February, 2019, before me Dotty Harper (name and title), the undersigned, personally appeared Dennis Phengsavanh & Vanny Phengsavanh known to me or satisfactorily proven by Driver's License (type of identification) to be the person whose name(s) is/are subscribed to the within instrument of his/her/their free and voluntary act, and acknowledged that the same was executed for the same purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

x Dotty Harper
Notary: Dotty Harper

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

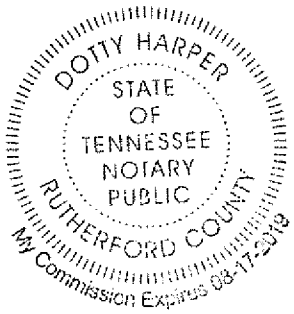
Commission Expires: 8-17-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of February , 2019, before me DOTTY HARPER (name and title), the undersigned, personally appeared VANNY CHHAY NKA VANNY PHENGSAVANH, known to me or satisfactorily proven by DRIVERS LICENSE (type of identification) to be the person whose name(s) is/are subscribed to the within instrument of his/her/their free and voluntary act, and acknowledged that the same was executed for the same purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Dotty Harper
Notary



Forward WITH DEED

The following information is not a part of this Deed:

Property Address:	148 Claybrook Lane, Antioch, TN 37013
Owner's Name and Address	DENNIS PHENGSAVANH AND WIFE, VANNY CHHAY
Parcel Number	173-15-0A-141.00
Mail Tax Bills to:	DENNIS PHENGSAVANH AND WIFE, VANNY CHHAY 148 Claybrook Lane, Antioch, TN 37013

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 141, ON THE PLAN OF MILL RUN, PHASE 2 OF RECORD IN INSTRUMENT NO. 20011009-0109754, CORRECTED IN INSTRUMENT NO. 20020605-0067914 AND IN INSTRUMENT NO. 20020605-0067915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 173-15-0A-141.00

Commonly known as 148 Claybrook Lane, Antioch, TN 37013
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20110908-0069664 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lance Chapin, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic verision 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.

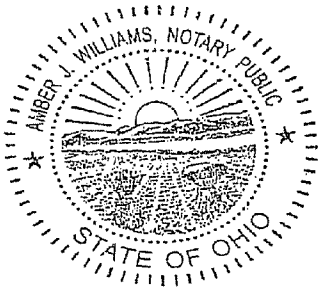
Signature

State of Ohio
County of Franklin

Personally appeared before me, Amber Williams, a notary public for this county and state, Lance Chapin, 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: 06/30/2019
Notary Seal (if on paper)



BILL GARRETT
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 270,000.00 .

Affiant Kenneth Lent with MeyMax Title Agency

Subscribed and sworn before me, this 14th day of February, 2019.

Notary

NOTARIAL SEAL
STATE OF OHIO

Jenna Kristine Kimbrough
Notary Public, State of Ohio
My Commission Expires: 8/30/21