Karen Johnson Davidson County
Batch# 234875 DEEDQC
05/28/2019 08:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190528-0049736

Commitment Number: 25113276

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Ketmany Rajkongsy, 600 Jay Ct Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 06 0 352.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

KETMANY RAJKONGSY, wata, a married woman as her sole and separate property, whose mailing address is **600 Jay Ct Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **KETMANY RAJKONGSY, unmarried**, hereinafter grantee, whose tax mailing address is **600 Jay Ct Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson county, Tennessee, being lot no. 42 on the plan of rosewood estates, section 2, recorded in book 4955, page 125, register's office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same parcel conveyed to Ketmany Rajkongsy from Sengkham Phimphachanh and Phaisy Souriyaphong, by virtue of a deed dated 3/11/2014, recorded 3/19/2014, as instrument no. 20140319-0022685 county of Davidson , state of Tennessee.
Property Address is: 600 Jay Ct Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140319-0022685 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 06 0 352.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on May 20, 2019:

KETMANY RAJKONGSY

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on May 20, 2019 by **KETMANY RAJKONGSY** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm Expires January 29, 2020

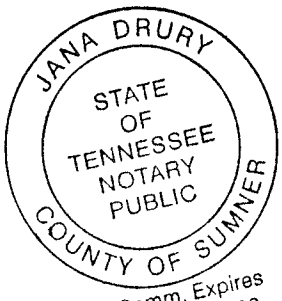
Notary Public

State of Tennessee
County of Davidson

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

Subscribed and sworn to before me

This 20 day of May, 2019.



(Seal)

Affiant

KETmany Rajkongsy
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, Jaime L. Petrosky, 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.

Jaime L. Petrosky
Signature

State of PA

County of Allegheny

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification*] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Jaime L. Petrosky

Notary's Signature

My Commission Expires: 4-27-2022
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Melanie Miller, Notary Public
Beaver County
My commission expires April 27, 2022
Commission number 1223686
Member, Pennsylvania Association of Notaries