**Instrument Prepared By and Return to:**
**Stewart Title Company**
**Sidwell & Barrett P.C.**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**

417505

Karen Johnson Davidson County
Batch# 265204 DEEDQC
08/01/2019 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190801-0076059

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| Nang X. Keaunoudone<br>7008 Collinswood Drive<br>Nashville, Tennessee 37221 | NEW OWNER | 155080C05500CO |

## QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nang X. Keaunoudone, a single woman and Manilay Phimmasen, a married woman as tenants in common with right of survivorship**, hereinafter called the Grantor(s) hereby quitclaims and conveys their interest unto, **Nang X. Keaunoudone, a single woman, Manilay Phimmasen, a married woman and Thanh P. Tong, a single man, as tenants in common with right of survivorship,** hereinafter called the Grantee(s), their heirs and/or assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 55, on the Plan of Poplar Creek Estate, Phase 2, of record in Book 6900, Page 339, as amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nang X. Keaunoudone, a single woman and Manilay Phimmasen, a married woman as tenants in common with right of survivorship, by Warranty Deed from Victor C. Vaughan, JR. and Magdalena D. Vaughan, husband and wife of record in Instrument No. 20190604-0053390 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Nang X. Keaunoudone

Manilay Phimmasen

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nang X. Keaunoudone and Manilay Phimmasen** whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July 2019..

Notary Public

My Commission Expires: 10/31/2020

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2019.

Notary Public

My Commission Expires: 10/31/2020

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

C:\Users\mpepper\Documents\Quitclaim Deed doc Stanley.docx

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

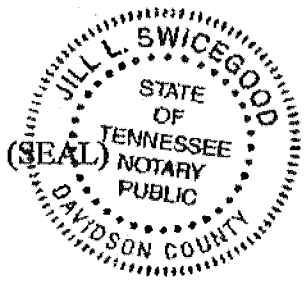
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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