Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 395742 DEEDQC
05/05/2020 12:18:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200505-0046768

This Instrument Prepared By and Return To:
Beverly Jo Mitchell Kline
534 Thomas Jefferson Circle
Madison, TN 37115

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Beverly Jo Mitchell Kline 534 Thomas Jefferson Circle Madison, TN 37115	Same As New Owner	034-05-0A-046.00-C

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **DUSDEE and HASANAI VIRIYAPONG Trustees respectively, and his/her/their successors in a Revocable Living Trust for the benefit of DUSDEE VIRIYAPONG, under the terms of THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST (Share W) Dated 9/9/15, IN TRUST AS THE SOLE AND SEPARATE PROPERTY OF DUSDEE VIRIYAPONG**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Beverly Jo Mitchell Kline,** hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

BEING UNIT 46 ON THE PLAN OF MONTICELLO MANOR, OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to DUSDEE and HASANAI VIRIYAPONG Trustees respectively, and his/her/their successors in a Revocable Living Trust for the benefit of DUSDEE VIRIYAPONG, under the terms of THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST (Share W) Dated 9/9/15, IN TRUST AS THE SOLE AND SEPARATE PROPERTY OF DUSDEE VIRIYAPONG by quitclaim deed from DUSDEE VIRIYAPONG, married and HARANAI VIRIAPONG, her husband dated 9/9/2015 and recorded in Instrument No. 20150928-0098183, in the Register's Office for DAVIDSON County, Tennessee.

This is improved property located at **534 Thomas Jefferson Circle, Madison, TN 37115.**

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand(s) this 24th day of April 20 20.

D Viriyapong
Dusdee Viriyapong, Trustee

Hasanai Viriyapong, Trustee

D Viriyapong
Dusdee Viriyapong, Individually

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary, personally appeared **Dusdee Viriyapong**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 24th day of April, 2020.

T W K
NOTARY

My Commission Expires: 11.23.2020

TODD W. KOLLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Dusdee Viriyapong** and **Hasanai Viriyapong**, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Revocable Living Trust for the benefit of DUSDEE VIRIYAPONG, under the terms of THE HASANAI AND DUSDEE VIRIYAPONG LIVING TRUST (Share W) Dated 9/9/15, IN TRUST AS THE SOLE AND SEPARATE PROPERTY OF DUSDEE VIRIYAPONG.

WITNESS my hand and official seal this 24th day of April, 2020.

T W K
NOTARY

MY COMMISSION EXPIRES: 11.23.2020

TODD W. KOLLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of April, 2020.

NOTARY PUBLIC

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY