Karen Johnson Davidson County
Batch# 421470 DEEDQC
06/19/2020 03:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200619-0065872

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

LOGAN C. E. REA
NOTARY PUBLIC
TENNESSEE
COUNTY OF CHESTERFIELD

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Siprachanh Aphayavong and Vannala Aphayavong	**Same**	**14807000600**
(NAME) **109 Luna Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LANGSY APHAYAVONG AND KETUDON APHAYAVONG, HUSBAND AND WIFE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SIPRACHANH APHAYAVONG, SINGLE AND VANNALA APHAYAVONG, SINGLE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 513 ON THE PLAN OF CHEROKEE HILLS, SECTION V, AS OF RECORD IN BOOK 3500, PAGE 142, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 513 FRONTS 70.0 FEET ON THE SOUTHERLY MARGIN OF LUNA DRIVE AND EXTENDS BACK 179.7 FEET ON THE EASTERLY LINE AND 166.7 FEET ON THE WESTERLY LINE TO A REAR LINE, WHICH MEASURES 82.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO LANGSY APHAYAVONG AND KETUDONE APHAYAVONG, BY WARRANTY DEED FROM ALBERT SWANER, JR. AND ANDREA SUSAN RODGERS SWANER, OF RECORD IN BOOK NUMBER 9543 PAGES 204-206, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **109 Luna Drive, Nashville, Tennessee 37211**

Witness our hands this the 17 day of June, 2020.

LANGSY APHAYAVONG

KETUDON APHAYAVONG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LANGSY APHAYAVONG,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of June, 2020.

Notary Public

My Commission Expires:

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KETUDON APHAYAVONG,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of June, 2020.

Notary Public

My Commission Expires:

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY