Karen Johnson Davidson County
Batch# 478394 DEEDQC
09/18/2020 10:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200918-0107160

Commitment Number: 27079989
Seller's Loan Number: 103791037

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:
Ras Khanounsay and **Kham Khanounsay**, 6291 mt view rd, Antioch, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
150-12-0A-186-00

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.

Rasamy Khanounsay, A/K/A Ras Khanounsay and Kham Khanounsay, husband and wife, whose mailing address is **6291 Mt View Rd, Antioch, TN 37013**, hereinafter grantors, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ras Khanounsay and Kham Khanounsay, husband and wife**, hereinafter grantees, whose tax mailing address is **6291 mt view rd, Antioch, TN 37013**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 6291 Mt View Rd, Antioch, TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20051206-0146621 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150-12-0A-186-00

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 30 July, 2020:

Rasamy Khanounsay, A/K/A Ras Khanounsay AKA **Kham Khanounsay**

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/17/2023
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 30 July, 2020 by **Rasamy Khanounsay, A/K/A Ras Khanounsay** and **Kham Khanounsay** who are personally known to me or have produced TN D.L. as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/17/2023
SUMNER COUNTY

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 30 day of July, 2020.

Affiant

Kham Khanounsay, Ras Khanounsay
Print Name

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

(Seal)

Notary Public

My commission expires:
07/17/2023

Helen F. Mackey
Print Name

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Being Lot No. 28, Kensal Green, North, as shown by plat of record in plat book 7900, page 951, of the register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same parcel conveyed to Rasamy Khanounsay and Kham Khanounsay from Anton V. Manley and Jerelene S. Manley, by virtue of a deed dated 12/2/2005, recorded 12/6/2005, as instrument no. 20051206-0146621 county of Davidson , state of Tennessee.

Assessor's Parcel No: 150-12-0A-186-00

True Copy Cerification

I, Amy Cox, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Pennsylvania

County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Amy Cox, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries