Karen Johnson Davidson County
Batch# 539661 DEEDQC
12/21/2020 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201221-0151457

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Sokha Tok Taylor 3610 Floral Drive Nashville, TN 37211	New Owner	13306022200

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SAVIEN CHHAY, SINGLE, and SOKHA TOK TAYLOR, MARRIED,** (collectively "Grantor"), by these presents, do hereby quitclaim and convey to **SOKHA TOK TAYLOR, MARRIED, RESERVING A LIFE ESTATE IN SAVIEN CHHAY,** ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Floral Park, as of record in Book 3842, Page 16, Register's Office for said County. Said lot fronts 79 feet on the East side of Floral Drive and extends back 180.1 feet on the South line and 181.9 feet on the North line to the rear line which measures 79 feet thereon.

Being the same property conveyed to SAVIEN CHHAY, SINGLE AND SOKHA TOK TAYLOR, MARRIED, by deed of record as Instrument No. 20151027-0109389, said Register's Office.

This Quitclaim Deed is being made to vest title in Sokha Tok Taylor, married, in fee simple, retaining a life estate interest in SAVIEN CHHAY.

This is improved property known as: **3610 Floral Drive, Nashville, TN 37211.**

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

SAVIEN CHHAY

SAVIEN CHHAY

SOKHA TOK TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **SAVIEN CHHAY, SINGLE AND SOKHA TOK TAYLOR** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of Dec., 2012.

Notary Public
My commission expires: _____

LINDA D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23