Karen Johnson Davidson County
Batch# 653087 DEEDQC
06/09/2021 01:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077601

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 7 day of June, 2021. Notary Public My Commission Expires _____
Lawyer's Title and Escrow, LLC 145 Maple Row Boulevard Hendersonville, TN 37075	

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Name and Address of New Owner: Chhoeum Sam, Kou Has, Jodeci Sam 1428 Joe Pyron Drive Madison, TN 37115	Send Tax Bills To: Chhoeum Sam, Kou Has, Jodeci Sam 1428 Joe Pyron Drive Madison, TN 37115	Map & Parcel No. 053-13-0-048.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged. **Sinak Joshua Soung, a single man,** "the Grantor," convey and quitclaim unto **Chhoeun Sam and Kou Has, husband and wife, and Jodeci Sam, all as tenants in common with rights of survivorship** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Phase I, Kimbolton of record in Plat Book 6900, Page(s) 276 through 278, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chhoeun Sam and Kou Has, husband and wife, and Jodeci Sam and Sinak Soung, all as tenants in common with rights of survivorship by deed from Michael Rogers, a single man of record in Instrument No. 20160219-0016040 Register's Office for Davidson County, Tennessee, dated February 12, 2016, and recorded on February 19, 2016.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 7 day of June, 2021.

Sinak Joshua Soung

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said State and County, **Sinak Joshua Soung**, 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 7 day of June, 2021.

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Notary Public
My commission expires: _____

Certificate of Authenticity

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a truce and correct copy of the original documents executed and authenticated according to law.

Traci Sellers
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Patti B Garner, a notary public for this county and state, Traci Sellers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti B Garner
Notary

My Commission Expires:
6/19/2023

PATTI B GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY