Karen Johnson Davidson County
Batch# 665144 DEEDQC
06/25/2021 12:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210625-0086594

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 North Broadway, Suite 900 St. Louis, MO 63102	Ry Nget, Sokhoeun Nget & Sreyneang Chay 115 Rader Drive Antioch, TN 37013

Order Number: BACREF21317533

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Ry Nget, an unmarried person, and Sokhoeun Nget, a married person,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Ry Nget, an unmarried person, and Sokhoeun Nget and Sreyneang Chay, husband and wife, all as joint tenants with rights of survivorship** whose address is 115 Radar Drive, Antioch, TN 37013, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

The following described tract/parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Being Lot No. 9 on the Plan of George L Waddey's Subdivision of the North Part of Horton Lots Nos. 4, 5 and 6, as of record in Book 547, Page 8, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the south side of Wedgewood Avenue, and runs back between parallel lines, 166 feet 3 inches, more or less, to a dead line.

Being the same property conveyed to Ry Nget and Sokhoeun Nget, as tenants in common with a right of survivorship by Quit Claim Deed from Ry Nget, unmarried, dated June 9, 2017, recorded on June 13, 2017 as Instrument 20170613-0059002.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 105 11 0 293.00
Street address of property: 517 Wedgewood Avenue, Nashville, TN 37203-5521

Prior Instrument Reference by which Grantor(s) acquired title: in Instrument No. 20170613-0059002, in the Recorder's Office, Hamilton County, Tennessee.

Signed this 22nd day of June, 2021.

Signature of Grantor 1 of 2

RY NGET

Ry Nget

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Ry Nget, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

my commission expires: 12/24/24

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Signed this 22nd day of June, 2021.

Signature of Grantor 2 of 2

Sokhoeun Nget

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of June, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Sokhoeun Nget, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

my commission expires: 12/21/24

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 517 Wedgewood Avenue, Nashville, TN 37203-5521
Tax Parcel: 105 11 0 293.00

Oath of Consideration

I or we, Ry Nget Sokheun Nget, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.

Signed this 22nd day of June, 2021.

Signatures of Affiant(s):

RY NGET

TIOMBE WALTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Sworn and subscribed before me this 22nd day of June, 2021

Notary Public

my commission expires: 12/2/24

True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for the County and State, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2023
Notary Seal (if on pager)

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573