QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 718485 DEEDQC
09/17/2021 08:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210917-0124985

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 THE 9 DAY OF Sep, 2021.

Notary Public

My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Siripong Suntikul and Supinda Suntikul and Steven Varut Suntikul	**New Owners**	**149 05 0 127.00**
(Name) **2334 Una Antioch Pike**		
(Address) **Antioch, TN 37013**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Siripong Suntikul and Supinda Suntikul, a married couple**, hereinafter referred to as Grantor, hereby quitclaims to **Siripong Suntikul and Supinda Suntikul, a married couple and Steven Varut Suntikul, an unmarried man** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 2334 Una Antioch Pike; Antioch, TN 37013

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set their signature, on this, the 9 day of Sep, 2021.

Siripong Suntikul

Supinda Suntikul

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Siripong Suntikul and Supinda Suntikul, a married couple**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 9 day of Sep, 2021.

NOTARY PUBLIC

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

My Commission Expires
March 3, 2025

EXHIBIT A

Being Lot No. 2 on the Plan of Pebble Creek, Section One, of record in Book 5210, Page 72, Registers Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Siripong Suntikul and Supinda Suntikul, married from GMAC Mortgage LLC, successor by merger to GMAC Mortgage Corporation by Special Warranty Deed dated August 20, 2008 and recorded on September 17, 2008 in Instrument Number 20080917-0095048, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 9, 2021.

Date

Christie Daniels

Affiant Signature

September 15, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY