Karen Johnson Davidson County
Batch# 770438 DEEDQC
12/09/2021 08:47:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211209-0163037

This instrument prepared by:
Amanda Moore, BPR No. 027804
TENNESSEE CENTER FOR ESTATE & ELDER LAW, PLLC
718 South Church Street
Murfreesboro, TN 37130

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS, OR ANY OTHER INFORMATION CONTAINED HEREIN.

Grantee(s):	Guy Rajasombath, 6665 William Road, Christiana, TN 37037
Send tax notice to:	same
Map Parcel Number:	Map/Group 119-6, Parcel 305

EXECUTOR'S DEED

In order to provide muniment of title and for other valuable consideration received, the receipt of which is hereby acknowledged, I, Guy Rajasombath, Executor for the Estate of Somphanh Rajasombath, Davidson Circuit Court Probate Division Docket Number 21P1700, pursuant to LETTERS TESTAMENTARY, issued on November 4, 2021, and in order to carry out the provisions of the Last Will and Testament of Somphanh Rajasombath, for and on behalf of the estate, for the purpose of serving as a muniment of title and further evidencing the divestiture of title in and to the premises hereinafter described from the aforesaid estate, or any person or entity claiming by, under, or through the title of Somphanh Rajasombath, do hereby devise, release, grant, bargain, sell, convey, and forever quitclaim to GUY RAJASOMBATH, the real property situated in the 6DA-14372 Civil District of Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rosewood Estates, Section 2, as of record in Plat Book 4955, Page 125, Register's office for said County, to which plan reference is herein made for a more complete description.
>
> BEING the same property conveyed by Warranty Deed to Somphanh Rajasombath, unmarried, by Phila Louanglath and wife, Pany Louanglath, signed on January 30, 2004, and recorded as Instrument Number 20040203-0013130 on February 3, 2004, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, and setback lines that are applicable to the above-described property and of record and to all zoning and subdivision regulations of the appropriate governmental body.

This transfer is by quitclaim, and no warranties are made regarding the title.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand on this 3rd day of December, 2021.

Estate of Somphanh Rajasombath, Deceased
Docket No. 21P1700, Davidson County
Circuit Court, Probate Division

BY: _____
Guy Rajasombath, Executor

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 3rd day of December, 2021, before me, Notary Public at Large in and for the State of Tennessee, personally appeared Guy Rajasombath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed and for the purposes therein contained.

My Commission Expires 2-19-24

Notary Public at Large

AMANDA MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

OATH OF VALUE

This Executor's Deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D): "No such tax shall be levied on the transfer of any real estate where such: … are deeds executed by an executor to implement a testamentary devise."

Because this transaction is exempt from tax, pursuant to Tenn. Code Ann. § 67-4-409(a)(5), no oath of value is required: "No oath of value shall be required in any transaction that is exempt from tax."