Karen Johnson Davidson County
Batch# 851159 DEEDQC
05/05/2022 11:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220505-0051972

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 753376

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Mina Bounthasenh	Mina Bounthasenh	149-07-0A-015-00
808 Lassen Court	808 Lassen Court	
Antioch, TN 37013-1880	Antioch, TN 37013-1880	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MINA BOUNTHASENH, unmarried, and surviving joint tenant of NALY BOUNTHASENH and PHOUVANG BOUNTHASENH, a deceased couple, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto MINA BOUNTHASENH, unmarried, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 808 Lassen Court, Antioch, TN 37013-1880, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County. Tennessee, being Lot No. 15 on the Plan of Chelsea Village. Section 1, of record in Book 7900, pages 119 - 121, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Tax ID No.: 149-07-0A-015-00

BEING the same property conveyed to Naly Bounthasenh and Phouvang Bounthasenh and Mina Bounthasenh herein by Deed recorded as Instrument No. 20011010-0110380, in the Office of the County Register of Deeds for Davidson County, Tennessee.

The said Naly Bounthasenh having departed this life on or about January 22, 2002, thereby vesting title to such property to Phouvang Bounthasenth and Mina Bounthasenh, surviving

spouse and a surviving joint tenant by operation of law. The said Phouvang Bounthasenth having departed this life on or about September 15, 2015, thereby vesting title to such property to Mina Bounthasenh, a surviving joint tenant by operation of law.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 808 Lassen Court, Antioch, TN 37013-1880.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23rd day of April, 2022.

MINA BOUNTHASENH

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MINA BOUNTHASENH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23rd day of April, 2022.

Delia Coleman
Notary Public
My Commission expires: 5/5/2025

DELIA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

MINA BOUNTHASENH

Subscribed and sworn to before me this 23rd day of April, 2022.

Notary Public
My Commission expires: 5/5/2025

DELIA COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Nicole Ball, 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 04/23/2022 (date of document).

Affiant Signature

04/28/2022

Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 28th day of April, 2022.

Commonwealth of Pennsylvania - Notary Seal
Kaila R. Preston, Notary Public
Allegheny County
My commission expires May 17, 2025
Commission number 1398349
Member, Pennsylvania Association of Notaries

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2025

NOTARY'S SEAL