Karen Johnson Davidson County
Batch# 1146252 DEEDQC
06/12/2024 12:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240612-0044020

Recordation Requested By/Return to:
EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN, NY 11787
File No. 1777855

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
SOUPHAPHONE CHANTHATHIRATH AND ANNA HATAWAY	SOUPHAPHONE CHANTHATHIRATH AND ANNA HATAWAY	150 07 0 205.00
3212 COUNTRY LAWN DRIVE ANTIOCH, TN 37013	3212 COUNTRY LAWN DRIVE ANTIOCH, TN 37013	

1781279

Executed this 24 day of May 2024.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **SOUPHAPHONE CHANTHATHIRATH, AN UNMARRIED MAN, AND ANNA HATAWAY, FORMERLY KNOWN AS ANNA KHAMSENE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **SOUPHAPHONE CHANTHATHIRATH, AN UNMARRIED MAN, AND ANNA HATAWAY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of The Country, Section V, of record in Book 5200, page 272, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING THE SAME PREMISES CONVEYED TO SOUPHAPHONE CHANTHATHIRATH AND ANNA KHAMSENE FROM KIRAN PETER PRADHAN AND TERESA MARIE PRADHAN BY DEED DATED 5/22/2013, AND RECORDED ON 6/5/2013, AS INSTRUMENT NO. 20130605-0057022, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Property known as, 3212 COUNTRY LAWN DRIVE, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24 day of May, 2024

SOUPHAPHONE CHANTHATHIRATH

ANNA HATAWAY, F/K/A ANNA KHAMSENE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Tanya Stafford, Notary Public of the state and county mentioned, personally appeared **SOUPHAPHONE CHANTHATHIRATH** ~~**AND ANNA HATAWAY, F/K/A ANNA KHAMSENE**~~, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Notary Public
Printed Name: Tanya Stafford
My Commission Expires: 1-5-2028

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee }
County of Davidson } ss.

On this the 25th *Day* day of May *Month*, 2024 *Year*, before me,

Tanya Stafford *Name of Notary Public*, the undersigned Notary Public,

personally appeared Anna Hataway, F/K/A Anna Khamsene *Name(s) of Signer(s)*.

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
Signature of Notary Public

Tanya Stafford

Exp: 1-5-2028
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 5-24-2024 Number of Pages: 3

Signer(s) Other Than Named Above: Saophaphone Chanthathirath

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VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 24th day of May, 2024

Notary Public
My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alita Russell, 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 05/24/24 (date of document).

Affiant Signature

06/12/24
Date

State of New York

County of Suffolk

Sworn to and subscribed before me this 12 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KATHERINE ALFARO
Notary Public - State of New York
No. 01AL0007466
Qualified in Suffolk County
My Commission Expires 05/12/2027