Karen Johnson Davidson County
Batch# 1150000 DEEDQC
06/25/2024 09:11:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240625-0047152

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

APN#: 150 09 0 189.00

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Chhan Som, et al	Chhan Som, et al	Map/Parcel:
3161 Kinwood Drive	3161 Kinwood Drive	150 09 0 189.00
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Chanvana Kuch, a married woman, her successors and assigns by these presents do hereby quitclaim and convey unto the said Chhan Som and Chanvana Kuch, husband and wife, as joint tenants, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved ( ) property known as 3161 Kinwood Drive, Antioch, TN 37013
Improved ( )

Whenever 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 our hand this 24 day of April, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kuch Chanvana
Chanvana Kuch

ACKNOWLEDGMENT

STATE OF TN)
ss
COUNTY OF Davidson)

Personally appeared before me, Ella K. Butler, a Notary Public in and for said County and State, Chanvana Kuch the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Antioch TN this 24 day of April, A.D., 2024.

NOTARY STAMP/SEAL

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
NOTARY PUBLIC
Notary Commission Expires: 07/09/2024

AFFIDAVIT OF VALUE

STATE OF TN)
ss
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 24 day of April, 2024.

(Affix Seal)

Kuch Chanvana
Affiant

Ella K Butler
Notary Public

My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING TRACT OF LAND:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 117, ON THE PLAN OF FOREST VIEW PARK, PHASE TWO, SECTION FIVE, OF RECORD IN PLAT BOOK 6250, PAGE 458, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to Chanvana Kuch, her successors and assigns, by Deed from Chham Som of record in Document No. 20170424-0039960, said Register's Office.

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 04/24/2024 (date of document).

Affiant Signature

04/24/2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of April, 2024.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL