Karen Johnson Davidson County
Batch# 570699 DEEDQC
02/09/2021 08:59:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210209-0018198

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Phonesavanh Phongsavan, married, and Pheungsavanh Souksavong, single, As Tenants In Common With Rights of Survivorship,** for and in consideration of Ten Dollars and 00/100's ($10.00) does hereby bargain, sell, remise, quitclaim, and convey unto, **Phonesavanh Phongsavan, married, and Pheungsavanh Souksavong, single, and Daraphone Payne, married, As Tenants In Common With Rights of Survivorship,** all their right, title, and interest including, but not limited to their marital interest in and to the following described real estate, located in **DAVIDSON COUNTY,** Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 374-7 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No. 20161012-0108022, amended in Instrument Nos. 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations Imposed upon and relating to the units, property, co-owners and tenants and the plat filed as Exhibit "2" to said Declaration Amendment *of* record in Instrument No. 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Phonesavanh Phongsavan, and Pheungsavanh Souksavong, by Warranty Deed from Alloy 10-10 LLC, a Tennessee Limited Liability Company, dated June 12, 2019, of record in Instrument No. 20190617-0058200, as corrected by Scrivener's Affidavit of record in Instrument No. 20210119-0008003 Register's Office for Davidson County, Tennessee.

Grantors declare under penalties and perjury the property being conveyed has not been used as marital residence.

This property is investment property and was never the primary residence of the Grantors.

This conveyance is made subject to Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Fairview Park, Section One, as recorded In Plat Book 4660, Page 169, Subject to Declaration of Alloy-Bongo Master Condominium *of* record in Instrument No. 20161012-0108018, amended in Instrument No, 20181012-0101118, Subject to Declaration of Bongo Condominium of record in Instrument No. 20161012-0108022, amended In Instrument Nos. 20181012-0101120 and 20181012-0101121, Subjec1 to Declaration of Alloy Condominium of record in Instrument No. 20161123-0123972, amended in Instrument Nos. 20170616-0060696, 20180530-0051643 and 20181012-0101119, and Partial Assignment of Declarant's Rights of record in Instrument No. 20161123-0123977, Charter of Homeowners Association of record In Instrument No. 20161123-0123973, Easement for Public Utilities and Drainage of record In Deed in Book 5229, Page 212, Easement for Underground Cable of record in Book 10219, Page 374, Easement to U.S. Sprint Telecommunications of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703, Easement to Comcast of record in Instrument No. 20171127-0120866; all of said Register's Office.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for DAVIDSON County, Tennessee.

Property Address: 374 Herron Dr. Apt 7, Nashville, TN 37210

IN TESTIMONY WHEREOF they have hereunto set their hand(s) and seal(s) this 8th day of February 2021.

Phonesavanh Phongsavan

P. Souksavong

Pheungsavanh Souksavong

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally, appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, **Phonesavanh Phongsavan and Pheungsavanh Souksavong,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and official seal this 8th day of February 2021.

My Commission Expires: 5-18-24 Brandie A. Phillips
Notary Public

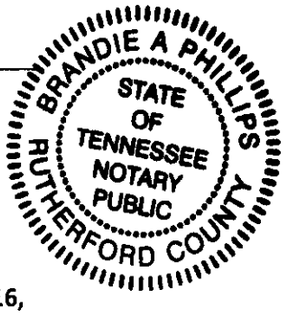


The actual consideration for this transfer is –0-

Mary L. Smith
Affiant

Sworn and subscribed to me this 8th day of February 2021.

My Commission Expires: 5-18-24 Brandie A. Phillips
Notary Public



Information Provided Solely by the Parties.

Prepared by/Return To: Tri Star Title & Escrow, LLC, 1535 W NORTHFIELD BLVD. Ste #16, Murfreesboro, TN 37129
Map/Parcel: 105-12-B-89.00CO
Send Tax Bills To: New Owner, 103 Brogan Ct., Nolensville, TN 37135