QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 836254 DEEDQC
04/08/2022 08:07:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220408-0040767

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2022.

Briana Gagen
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIANA GAGEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Anonglack Vongkhamchanh (NAME)	**Same** (NAME)	
4905 Algonquin Trail (ADDRESS)	(ADDRESS)	**162-03-0-228.00**
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHANTHALY PULIZZANO AND CHANTHALA PHONTHONGSY ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANONGLACK VONGKHAMCHANH ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 3 ON THE PLAN OF HAYWOOD HILLS, SECTION ONE OF RECORD IN PLAT BOOK 4460, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY BY WARRANTY DEED FROM SENGSOUVANH MANIVONG OF RECORD IN BOOK 11352, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 17, 1999 AND RECORDED ON FEBRUARY 24, 1999.

BEING THE SAME PROPERTY CONVEYED TO ANONGLACK VONGKHAMCHANH, A MARRIED WOMAN, AND BOUALOY PHONTHONGSY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM CHANTHALA PHONTHONGSY, AN UNMARRIED MAN, AND CHANTHALY PULIZZANO, A MARRED WOMAN OF RECORD IN INSTRUMENT NO. 20200623-0067689 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2020 AND RECORDED ON JUNE 23, 2020.

CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY WERE MARRIED TO EACH OTHER AT THE TIME THEY TOOK TITLE TO THE SUBJECT PROPERTY AND THUS TOOK AS TENANTS BY THE ENTIRETY.

THE SAID CHANTHIP PHONTHONGSY HAVING SINCE DIED INTESTATE ON OR ABOUT MARCH 2, 2016 SUBJECT PROPERTY VESTING IN BOUALOY PHONTHONGSY AS SURVIVING TENANT BY THE ENTIRETY.

QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER 20200623-0067689 WAS ERRONIOUSLY RECORDED BY THE HEIRS OF CHANTHIP PHONTHONGSY THOUGH THEY NEVER RECEIVED A VESTED INTEREST IN THE SUBJECT PROPERTY.

THE SAID BOUALOY PHONTHONGSY HAVING SINCE DIED INTESTATE, LEAVING HER INTEREST IN THE SAID PROPERTY TO HER HEIRS AT LAW, CHANTHALY PULIZZANO, ANONGLACK VONGKHAMCHANH, AND CHANTHALA PHONTHONGSY, AS EVIDENCED BY AFFIDAVIT OF HEIRSHIPS OF RECORD IN INSTRUMENT NUMBERS _____ AND _____ IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: 4905 Algonquin Trail, Antioch, TN 37013

Witness our hands this the 7 day of February, 2022.

CHANTHALY PULIZZANO

CHANTHALA PHONTHONGSY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHANTHALY PULIZZANO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of Feb, 2022.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHANTHALA PHONTHONGSY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of February, 2022.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023