THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

The purpose of this quitclaim deed is to correct two errors in the previous quitclaim deed, as noted in the below derivation. The firm that prepared the previous quitclaim deed was dissolved.

Karen Johnson Davidson County
Batch# 910670 DEEDQC
08/31/2022 10:42:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220831-0098174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Khian Mitsamphanh and Yaem Mitsamphanh 124 Antioch Court Antioch, TN 37013	New Owner	Map and Parcel No.: 148-03-0-164.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Khain Mitsamphanh AKA Khian Mitsamphanh and wife, Yaem Mitsamphanh and Bounchanh Douangvilay** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Khian Mitsamphanh and Yaem Mitsamphanh, husband and wife**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being lot 1016 on the Plan of Cherokee Hills, Section 10, as of record in Book 4660, page 27, Register's Office 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 Khain Mitsamphanh, and wife, Yaem Mitsamphanh, by Quitclaim Deed from Khain Mitsamphanh, and wife, Yaem Mitsamphanh and Bounchanh Douangvilay, dated April 11, 2006 and recorded May 9, 2006 and of record in Instrument No. 20060509-0054257, in the Register's Office of Davidson County, Tennessee. **In error, the aforementioned quitclaim deed misspelled the first name of a Grantor and Grantee, "Khain"**

Mitsamphanh and it should have read: Khian Mitsamphanh. In error, the legal description of the property was ommited from this conveyance. The firm that prepared this quitclaim deed was dissolved.

Being the same property conveyed to Khian Mitsamphanh, and wife, Yaem Mitsamphanh and Bounchanh Douangvilay, by Warranty Deed from Dennis W. Mialki, unmarried, dated January 15, 1988 and recorded June 30, 1988 and of record in BK:7588 PG: 188, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **124 Antioch Court, Antioch, TN 37013**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2022.

Khian Mitsamphanh
Khain Mitsamphanh
AKA Khian Mitsamphanh

Yaem Mitsamphanh
Yaem Mitsamphanh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Khain Mitsamphanh AKA Khian Mitsamphanh** and **Yaem Mitsamphanh**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 30th day of August, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of August, 2022.

Bounchanh Douangvilay

STATE OF _____)
COUNTY OF _____)

Embassy of the United States of America)
Lao People's Democratic Republic) SS
Municipality of Vientiane)

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

Witness my hand, at Office, this 16 day of August, 2022.

Notary Public

My Commission Expires: My commission is indefinite

Nathan Leonard
Vice Consul
U.S. Embassy, Vientiane