This Instrument is prepared by:
Biltmore Title, LLC
2909 Old Fort Parkway, Ste. 106
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch# 927223 DEEDQC
10/10/2022 01:05:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221010-0111028

# QUITCLAIM DEED

**Address of New Owner:**
Jimmy D. Luffman
Phatsanphon Chinwong
5009 North Hilson Drive
Nashville, TN 37211

**Send Tax Bills to:**
NEW OWNER
5009 North Hilson Drive
Nashville, TN 37211

**Map-Parcel:**
161-3-125

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**For and in consideration** of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Jimmy Luffman,** does hereby quitclaim and transfer to **Jimmy D. Luffman and Phatsanphon Chinwong, husband and wife,** all of his rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the map entitled McMurray Park, of record in Plat Book 5050, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy Luffman, unmarried, and Lisa DeMontbreun, unmarried, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Eric T. Honeycutt and wife Suzanne N. Honeycutt, of record in Instrument No.20050421-0044452, Register's Office for Davidson County, Tennessee, dated April 20, 2005 and recorded on April 21, 2005. **The said Lisa DeMontbreun became deceased on August 29, 2018, leaving Jimmy Luffman solely on title as the surviving tenant.**

***This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein contained.****

This is improved property known as: **5009 North Hilson Drive, Nashville, TN 37211.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 7th day of October, 2022.

Jimmy Luffman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jimmy Luffman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 7th day of October, 2022.

Notary Public

My Commission expires: 02/19/2024

L STACY MOUNTRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-31-2020

02/19/2024

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is $0.00.

L STACY MOUNTRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-31-2020

Affiant

Subscribed and sworn to before me under oath this 7th day of October, 2022.

Notary Public

My Commission Expires: 02/19/2024