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

Karen Johnson Davidson County
Batch# 962829 DEEDQC
01/20/2023 09:05:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230120-0004626

QUITCLAIM DEED

Address of New Owner:
Nang MPX, LLC
4743 Hammock Drive
Murfreesboro, TN 37128

Send Tax Bills to:
New Owner
4743 Hammock Drive
Murfreesboro, TN 37128

Map-Parcel:
082-03-0-100.00

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, **Panola Saenphansiri and Xaiyavong, wife and husband** does hereby quitclaim and transfer to **Nang MPX, LLC, a Tennessee limited liability company,** all of their 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. 146 in Sharpe and Horn's Second Addition to East Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 146 fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Panola Saenphansiri and Xaiyavong Saenphansiri, wife and husband by Warranty Deed from Thongdy Thongrivong and wife, Manh Thongrivong of record in Instrument No. 20211216-0166331, Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 16, 2021.

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: **1104 North 2nd Street, Nashville, TN, 37207.**

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 19th day of January, 2023.

Panola Saenphansiri

Xaiyavong Saenphansiri

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 19th day of January, 2023.

Notary Public

My Commission expires: 6/22/26

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 19th day of January, 2023.

Notary Public

My Commission Expires: 6/22/26

VANESSA E. ALLEN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN