Karen Johnson Davidson County
Batch# 971549 DEEDQC
02/16/2023 02:26:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230216-0011409

File #2022020219
This Instrument is prepared by:
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel:**
Xaiyavong Saenphansiri Panola Saenphansiri	SAME	119-07-0-156.00

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, **Phet Keovongsoth** does hereby quitclaim and transfer to **Xaiyavong Saenphansiri and Panola Saenphansiri, husband and wife**, 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. 31 on the Plan of Plan of Rosewood Estates, Section 2 of record in Plat Book 4955, Page 125, 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 Phovin Keovongsoth and Phet Sayavongsa, both unmarried by Warranty deed from Richard R. DeSimone and wife, Donna E. DeSimone of record in Book 9491, page 221, Register's Office for Davidson County, Tennessee, dated September 30, 1994 and recorded on October 12, 1994. (Value or consideration shown in aforementioned deed $57,900.00.)
Being the same property conveyed to Laddavanh Keovongsoth by Quitclaim deed from Phovin Keovongsoth and Sayavong Keovongsoth of record in Instrument No. 20180911-0090017 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 11, 2018. (Value of consideration shown in aforementioned deed $0.00.)
Being the same property conveyed to Phouvin Keovongsoth and Phet Keovongsoth, husband and wife by Quitclaim deed from Laddavanh Keovongsoth of record in Instrument No. 20191107-0115119 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on November 07, 2019. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 34 Whitsett Road Nashville, Tennessee 37210. The said Phovin Keovongsoth having since died on 1/14/2021, leaving Phet Keovongsoth solely on title as surviving tenant by the entirety.

This is improved property known as: 34 Whitsett Road, Nashville, TN, 37210.

**** This instrument was prepared by information provided by the parties****

In Witness Whereof, the undersigned has executed this Quitclaim Deed
On this 11th day of February, 2023.

Phet Keovongsoth
Phet Keovongsoth

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Phet Keovongsoth**, 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.

In Witness Whereof, the undersigned has executed this Quitclaim Deed
On this 11th day of February, 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 11th day of February, 2023.

Notary Public

My Commission Expires: 6/22/26

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