Karen Johnson Davidson County
Batch# 1064669 DEEDQC
10/25/2023 11 00 39 AM 3 pgs
Fees $17 00 Taxes $0 00
20231025-0083550

THIS INSTRUMENT PREPARED BY.	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NUMBER.
Thomas L Reed, Jr Attorney At Law PO Box 10437 MURFREESBORO, TN 37129	Sengmany Bilavern 4800 Towry Drive Nashville, TN 37211	4800 Towry Drive Nashville, TN 37211	Owner	134-13 0 139 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, **BILL BILAVERN,** and **SAM BILAVERN** have bargained and sold and hereby quitclaim, transfer and convey unto **SENGMANY BILAVERN,** her heirs, successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows to-wit.

Being Lot No. 278 on the Plat of Kenilworth Estates, Section Four of record in Plat Book 3300, pages, 34, 35, and 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete legal description.

Being the same property conveyed to SENGMANY BILAVERN, CHANPHENG BILAVERN, AND THIEMCHAN BILAVERN by deed of record in Deed Book 8669, Page 812-814, Register's Office for Davidson County, Tennessee.

The Grantors and the Grantee are the only children of CHANPHENG BILAVERN, AND THIEMCHAN BILAVERN, both of whom died intestate on February 13, 2007 and November 9, 2009, respectively, and were residents of Davidson County, Tennessee.

This conveyance is subject to any and all lawful zoning regulations, easements, either recorded or by prescription, setback lines, and restrictions that a complete title search may reveal.

WITNESS MY HAND, this the 25th day of October 2023.

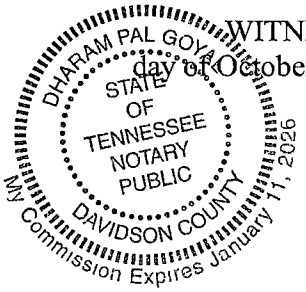
BILL BILAVERN

SAM BILAVERN

STATE OF TENNESSEE]
.ss
COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared **BILL BILAVERN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainer, and that he as such executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal at Nashville, Tennessee, this the 20th day of October 2023.



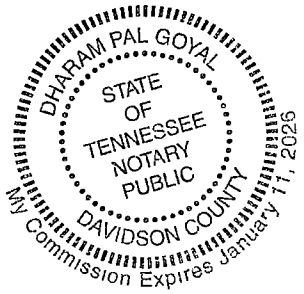
NOTARY PUBLIC
My Commission Expires. 01/11/2026

STATE OF TENNESSEE]
.ss
COUNTY OF DAVIDSON]

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared **SAM BILAVERN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainer, and that he as such executed the foregoing instrument for the purposes therein contained

WITNESS MY HAND and Official Seal at Nashville, Tennessee, this the 20th day of October 2023

NOTARY PUBLIC
My Commission Expires 01/11/2026



STATE OF TENNESSEE]
:ss
COUNTY OF DAVIDSON]

I hereby swear or affirm that the actual consideration is $00.

Affiant

Sworn to and subscribed before me, this the 20th day of October 2023.

NOTARY PUBLIC

My Commission Expires: 12-21-2023

THOMAS L. REED, JR.
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY