Karen Johnson Davidson County
Batch# 1068507 DEEDQC
11/03/2023 01:58:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20231103-0086329

Prepared from information provided by the parties hereto without the benefit of title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Rachelle Phenevongsa and Phouthong Phenevongsa, wife and husband 2616 Windemere Drive Nashville, TN 37214
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	084-06-0-009.00

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Daniel Langford** (herein "Grantors") by these presents do hereby quitclaim and convey unto **Rachelle Phenevongsa and Phouthong Phenevongsa, wife and husband**, (herein "Grantees") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

This is the same property designated as Map and Parcel 084-06-0-009.00, Davidson County, Tennessee.

Being part of the same property conveyed to Carl E. Smith and wife, Vivian L. Smith, by Quitclaim Deed in Book 10394, Page 589, Register's Office for Davidson County, Tennessee. The said Carl E. Smith died on August 26, 2003, leaving Vivian L. Smith as the sole surviving tenant by the entirety.

The said Vivian L. Smith died on January 16, 2022, leaving the following heirs-at-law, Katherine Danley, Charles Langford, Amanda McReynolds and Daniel Langford per Affidavits of Heirship in Instrument No. __202311030086325____, Instrument No. _202311030086326___, and Instrument No. _202311030086327_, said Register's Office.

This Quitclaim Deed is being executed to correct and complete the conveyance to Grantees in 2020. The herein described property should have been conveyed to the Grantees herein when they purchased the property described in Instrument No. 20200619-0065289, said Register's Office. The Grantees herein have paid the property taxes on the herein described property since 2020 and are paying the legal and other fees to correct the incomplete conveyance made in 2020.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14th day of September 2023.

Daniel Langford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Daniel Langford 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 and official seal at office, this 14th day of September 2023.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF Dyer

The actual consideration for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 1 day of November 2023.

Notary Public
My Commission Expires 3/21/26

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

EXHIBIT A

TRACT II:
A strip or tract of land lying between the rear Lot lines of Lot Nos. 115, 116, 117, 118 and 119 and the Easterly margin of Briley Parkway. Also being the remainder of Lot Nos. 110, 111, 112, 113 and a small tract marked Reserved adjoining said Lot 110, of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and not used for right-of-way for Briley Parkway and described together as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos. 113, 114 and 115; thence North 35 deg. 46' 54" East 705.55 feet along the Easterly margin of Briley Parkway to a point; thence South 85 deg. 03' East 227.3 feet along the Northerly boundary line of Sunny Acres Subdivision, Section IV, Book 2900, Page 2, Register's Office for Davidson County, Tennessee, to a point; thence South 37 deg. 17' West 201.5 feet along the rear of said Lot No. 119 to a point; thence South 60 deg. 20' 30" West 154.6 feet along the rear of said Lot No. 118 to a point; thence South 43 deg. 02' 30" West 291.8 feet along the rear of said Lot No. 117 and part of Lot 116 to a point; thence South 60 deg. 39' West 210.2 feet alont the rear of said part of lot No. 116 and Lot 115, to the point of beginning and containing 2.04 acres.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING TRACTS:

A triangular shaped tract of land lying between the rear of Lot No. 115 and the Easterly margin of Briley Parkway and being part of the remainder of Lot No. 113 of Sunny Acres Subdivision, Section IV, Book 2900, Page 2, Register's Office for Davidson County, Tennessee. Not used for right-of-way for Briley Parkway and described as follows: BEGINNING at a point where the Easterly margin of Briley Parkway intersects the common corner of Lot Nos 113, 114 and 115; thence North 39 deg. 39' 30" East 160.80 feet along the Easterly margin of Briley Parkway to a point; thence South 27 deg. 10' 15" East 66.47 feet along a line as if the line between Lots Nos. 115 and 116 were extended; thence South 64 deg. 09' 30" West 147.85 feet along the rear line between Lot 113 and 115 to the point of beginning and containing 4,905 square feet or 0.11 acres.

A tract of land lying between the rear of Lot No. 117 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and 112 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 116 and 117 as shown on the said Subdivision North 27 deg. 06' 00" West 111.75 feet along a line as if the line between Lot Nos. 116 and 117 were extended to the East margin of Briley Parkway; thence North 39 deg. 39' 30" East 163.12 feet along the East margin of Briley Parkway to a point; thence South 27 deg. 08' 00" East 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extedned to the East margin of Briley Parkway; thence South 46 deg. 46' 30" West 156.10 feet along the rear of Lot No. 117 to the point of beginning and containing 18,333 square feet, or 0.42 acres.

[continued on following page]

A tract of land lying between the rear of Lot Nos. 118 and the Easterly margin of Briley Parkway, being part of Lot Nos. 110, 111 and a small tract marked "Reserved" adjoining said Lot 110 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the rear corner of Lot Nos. 117 and 118 as shown on said Subdivision; thence North 27 deg. 08' 00" West 132.77 feet along a line as if the line between Lot Nos. 117 and 118 were extended to the East margin of Briley Parkway thence North 39 deg. 39' 30" East 181.02 feet along the East margin of Briley Parkway to a point; thence South 25 deg. 41' 23" West 206.37 feet to the rear corner of Lot Nos. 118 and 119; thence South 64 deg. 23' 30" West 154.60 feet along the rear of Lot No. 118 to the point of beginning and containing 27,514 square feet of 0.63 acres.

A tract of land lying to and adjoining the rear of Lot No. 119, being part of a small Tract marked "Reserved" and **adjoining** Lot Nos. 110 and 119 of Sunny Acres Subdivision, Section IV, Book 2900, page 2, Register's Office for Davidson County, Tennessee, and described as follows: BEGINNING at the rear corner of Lot Nos. 118 and 119 as shown on the said Subdivision; thence North 25 deg. 41' 23" West 206.37 feet along a line to a point on the East margin of Briley Parkway; thence leaving said margin of Briley Parkway South 80 deg. 52' 00" East 227.30 feet along the McGavock Park property line to the rear corner of Lot Nos. 119 and 120; thence South 42 deg. 00' 00" West 201.70 feet along the rear corner of Lot Nos. 119 to the point of beginning. Being triangular in shape and containing 19,254 square feet or 0.44 acres.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 1st, 2023 (date of document).

Cindy S. Smith, Affiant

11/3/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of November, 2023.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026