This Instrument prepared by:
Vivien Wang, Esq.
Wang Law Group, PLLC
2720 Nolensville Pike, Ste 200A
Antioch, TN 37211

Karen Johnson Davidson County
Batch# 1167103 DEEDQC
08/06/2024 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0060043

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that PETE SUMAMAL, Husband, hereinafter called Grantor, for and in consideration of the sum of One and No/100 Dollars, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO,*** SIVAROM VANGSRI, Wife, hereinafter called Grantee, all Grantor's right, title and interest in and to the following described real estate, to wit:

The property description is as follows:

Located in Davidson County, Tennessee, being Lot No. 119 on the Map of Section Three, Glencliff Estates, as record in Book 1424, Page 1, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 100 feet on the southerly side of Lawndale Drive and runs back 409 feet on the easterly line and 230.1 fee on the westerly line to a dead line measuring 225.3 feet thereon.

Being the same property conveyed to Husband, Pete Sumamal, by Warranty Deed from Abdul R. Al-Timimi, with Instrument No. 20080515-0049914, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

Property Known as: **336 Lawndale Drive, Nashville, TN 37217**
MAP & PARCEL 119 04 0 090.00

PETE SUMAMAL 33APR 2024

~~STATE OF TENNESSEE~~ **Kingdom of Thailand**
~~COUNTY OF DAVIDSON~~ **Bangkok Metropolis**
Embassy of the United States of America } **ss**

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared PETE SUMAMAL with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this _____ day of 23 APR 2024, 2024.

Notary Public

Jeongeun Chon
Notarizing Officer
Bangkok, Thailand

My commission expires: Indefinite

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.

AFFIANT/ SIVAROM VANGSRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared AFFIANT/ SIVAROM VANGSRI with whom I am personally acquainted within name and that executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 25th day of July, 2024.

Notary Public

My commission expires:

WEI JOHN WANG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2026
DAVIDSON COUNTY

The following information is not a part of this Deed:

Name and Address of the New Owner & Mail Tax Bill to:
SIVAROM VANGSRI
336 Lawndale Drive
Nashville, TN 37217

Certificate of Authenticity

I, VIVIEN WANG, 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 04/03/2024 and 07/25/2024.

Date

Affiant Signature

08/06/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

WEI JOHN WANG
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/08/2028
DAVIDSON COUNTY