Karen Johnson Davidson County
Batch# 1184541 DEEDQC
09/20/2024 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073200

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
The Monica Vongsamphanh Living Trust 4018 Alicia Lane Antioch, TN 37013	New Owner	150-06-0A-018.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **MONICA VONGSAMPHANH, A SINGLE WOMAN**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **MONICA VONGSAMPHANH, TRUSTEE OF THE MONICA VONGSAMPHANH LIVING TRUST U/A/D SEPTEMBER 12, 2024**, hereinafter called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of the Parks and Priest Lake, Subdivision Phase Two of record in Instrument No. 20100924-0076273 as corrected in Instrument No. 201001109-0089918, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Monica Vongsamphanh, by Quitclaim Deed from Amphavanh Vongsamphanh, unmarried, and Monica Vongsamphanh, unmarried, of record as Instrument No. 20220103-0000023, dated December 17, 2021, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 4018 Alicia Lane, Antioch, TN 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of September 2024.

Grantor:

Monica Vongsamphanh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Monica Vongsamphanh, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2024.

Notary Public

My commission expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00 .

Hillary Torrence
AFFIANT

Sworn to and subscribed before me, this 20th day of September, 2024.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Keaton A. Rye, 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 correct copy of the original document executed and authenticated according to law on September 20, 2024.

Signature

9/20/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Keaton A. Rye, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

9/20/2024
Date

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025