QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1198919 DEEDQC
10/30/2024 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241030-0083841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October 2024.

Notary Public

MY COMMISSION EXPIRES: July 3, 2027
(AFFIX SEAL)

CHUKWUDI CHETEU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Gundolf Kuschmierz and Duang Kuschmierz	**New Owner**	**Tract 1: 16207001000** **Tract 2: 14807015800**
(NAME)	(NAME)	
82 Benzing Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **GUNDOLF KUSCHMIERZ AND DUANG KUSCHMIERZ,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **ANDRE JOHNSON, TRUSTEE,** HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN GUNDOLF KUSCHMIERZ AND DUANG KUSCHMIERZ WITH THE REMAINDER INTEREST TO NOUT CARRIE SENGCHANTHAVONG AND NANTHALACK NUNU NORAVONG,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

AND NOW I, **ANDRE JOHNSON,** THE SAID **TRUSTEE,** FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST TO **GUNDOLF KUSCHMIERZ AND DUANG KUSCHMIERZ** WITH THE REMAINDER INTEREST TO **NOUT CARRIE SENGCHANTHAVONG AND NANTHALACK NUNU NORAVONG,** THEIR HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 28 day of 10-28 2024.

Gundolf Kuschmierz

Gundolf Kuschmierz

Duang Kuschmierz

Andre Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GUNDOLF KUSCHMIERZ**, the within named grantor, 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, this the 28 day of October 2024.

Notary Public
My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DUANG KUSCHMIERZ**, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of October 2024.

Notary Public
My Commission Expires: July, 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRE JOHNSON, the within named Trustee, 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, this the 28 day of October 2024.

Notary Public
My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of Antioch Park of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 75 fronts 70 feet on the northwesterly margin of Benzing Road and extends back 152.60 feet on the broken northeasterly line and 143.50 feet on the broken southwesterly line to a dead line in the rear, measuring 98.43 feet thereon.

Being the same property conveyed to Gundolf Kuschmierz and spouse, Duang Noravong, by Warranty Deed from Stuart D. Morrical and spouse, Cynthia L. Morrical, of record in Book 10038, Page 259 in said Register's Office.

Duang Noravong and Duang Kuschmierz are one and the same person. The property herein conveyed is subject to restrictive covenants of record in Book 3861, Page 744 in said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property known as 82 Benzing Road Antioch, Tennessee 37013.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 928, as shown on the map entitled the plan of Section Nine, Cherokee Hills Subdivision, of record in Plat Book 4300, page 135, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gundolf Kuschmierz and wife, Duang Kuschmierz, by Special Warranty Deed from the Federal National Mortgage Association aka Fannie Mae, of record in Instrument No. 20080523-0052953 in said Register's Office.

Duang Noravong and Duang Kuschmierz are one and the same person.

This is improved property known as 204 Bakertown Court, Antioch, Tennessee 37013.

Certificate of Authenticity

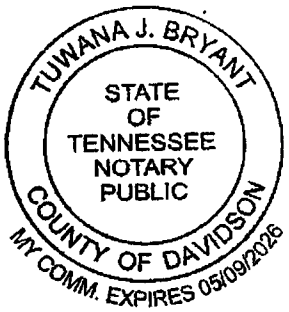
I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 28, 2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 10/28/2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/28/2024



Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**