Karen Johnson
Batch # 1199289
10/31/2024 08:39:16 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241031-0084018

Prepared by and return to:
Law Office of Eric K. Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That SOMPHAY B. SILUANGKHOT, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim and convey all of his property interest unto SOMPHAY B. SILUANGKHOT as Trustee of the Revocable SOMPHAY B. SILUANGKHOT Living Trust 2024 dated October 25th, 2024 (herein "Grantee") or his/her successors, with full power to sell, convey, mortgage or otherwise deal with said property interest without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Huntington Park, Section 1, as of record in Book 4175, page 10, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sisangouane Siluangkhot and Somphay Siluangkhot, from David C. Moyers, Jr., and wife, Alice P. Moyers, by Warranty Deed on May 15, 1986 and recorded on May 16, 1986, Book 6858, Pages 854-856, Instrument No. 00006858-0000854, Register's Office, Davidson County, Tennessee.

This is improved property, known as 779 Huntington Parkway, Nashville, TN 37211.

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 25th day of October, 2024.

Grantor:

Somphay Siluangkhot
SOMPHAY B. SILUANGKHOT

Address of New Owner:	Send Tax Bills to:	Map and Parcel:
SOMPHAY B. SILUANGKHOT, as Trustee of the Revocable Somphay B. Siluangkhot Living Trust 2024 779 Huntington Parkway, Nashville, TN 37211	SOMPHAY B. SILUANGKHOT, as Trustee of the Revocable Somphay B. Siluangkhot Living Trust 2024 779 Huntington Parkway, Nashville, TN 37211	**161-0-5**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SOMPHAY B. SILUANGKHOT to me known to be the persons described in and who executed the foregoing, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of October, 2024.

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: SOMPHAY B. SILUANGKHOT, as Trustee of the Revocable SOMPHAY B. SILUANGKHOT Living Trust 2024, dated October 25th, 2024, 779 Huntington Parkway, Nashville, TN 37211.

Grantee:

Somphay Siluangkhot

SOMPHAY B. SILUANGKHOT, as Trustee of the Somphay B. Siluangkhot Living Trust 2024 dated October 25th, 2024.

Subscribed and sworn to before me this 25th day of October, 2024.

Notary Public:

RACHEL A. FOX
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-17-2024