Karen Johnson Davidson County
Batch# 1202452 DEEDQC
11/06/2024 02:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241106-0086435

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Somphanh Steelman Affiant Subscribed and sworn to before me, this 5th day of November, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Somphanh Steelman, Trustee 554 Lockwood Drive Nashville, Tennessee 37214	SAME	107 04 0 008.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Boualam Phenvongsa and wife, Bountham Phenvongsa**, hereby remise, release and quitclaim all of their right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Somphanh Steelman, Trustee of the Phenvongsa Family Trust dated November 5, 2024**, and to her successors in

trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 5th day of November, 2024.

Boualam Phenvongsa

Boualam Phenvongsa

Boutham Phenvongsa

Bountham Phenvongsa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Boualam Phenvongsa and Bountham Phenvongsa, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of November, 2024.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 14, on the Plan of Larkwood Subdivision, of record in Book 2900. Page 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Boualam Phenvongsa and wife, Bountham Phenvongsa, by deed from Ophalyon Faye Rogers, Trustee, U/A/D July 11, 2996 of the Rogers Revocable Living Trust Agreement, of record as Instrument No. 20100219-0012878, Register's Office for Davidson County, Tennessee.

This is improved property known as 554 Lockwood Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 11/5/24.

11/6/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

