Karen Johnson Davidson County
Batch# 1218587 DEEDQC
12/20/2024 10:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241220-0099022

This Instrument Prepared By:
Reginald P. Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:
Heather N. Phetsomphou, et al
705 Spinnaker Cove
Hermitage, TN 37076

MAIL TAX STATEMENT TO:
Heather N. Phetsomphou, et al
705 Spinnaker Cove
Hermitage, TN 37076

MAP PARCEL NUMBERS:
Map/Parcel:
098090A05200CO

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Bi Phetsomphou, who acquired title incorrectly as Bibi Phetsomphou and Heather N. Phetsomphou, also known as Heather Phetsomphou, husband and wife** by these presents do hereby quitclaim and convey unto the said **Heather N. Phetsomphou and Bi Phetsomphou, wife and husband**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to correct title holder name.

This is unimproved (x) property known as 705 Spinnaker Cove, Hermitage, TN 37076
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13 day of December, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bi Phetsomphou

Heather N. Phetsomphou

aka

a/k/a Heather Phetsomphou

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, Kimberly Kronick-Worrall, a Notary Public in and for said County and State, Bi Phetsomphou and Heather N. Phetsomphou, a/k/a Heather Phetsomphou the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, TN this 13 day of December, A.D., 2024

NOTARY STAMP/SEAL

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Kimberly Kronick-Worrall
NOTARY PUBLIC
Notary Commission Expires: 07/03/2028

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - 67-4-409 (4).

Subscribed and sworn to before me this the 13 day of December, 2024

(Affix Seal)

Affiant - Bi Phetsomphou

Kimberly Kronick-Worrall
Notary Public

My Commission Expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being Lot 140, Lakeshore, Phase 3B, as shown on Plat of record in Plat Book 7900, Page 677, in the register's office, Davidson County, Tennessee. to which Plat reference is hereby made for a more particular description of said property.

Being the same which SANDRA GOODWIN, UNMARRIED Deed dated August 25, 2015 and recorded August 27, 2015 in the County of Davidson, State of Tennessee in Instrument 20150827-0086757 Conveyed Unto BIBI PHETSOMPHOU AND HEATHER N. PHETSOMPHOU.

Parcel/APN/Tax ID: 098090A05200CO

Certificate of Authenticity

I, Jennifer Terranova, 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 12/13/24.

Date

Jennifer Terranova
Affiant Signature

12/17/24
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 17 day of December, 20 24.

Amy Law
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025