Karen Johnson Davidson County
Batch# 1254621 DEEDQC
04/01/2025 08:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250401-0024376

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 580833727-85477862

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 070-04-0-211.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26th day of March, 2025, by and between **Pachavit Kasemsap, a married man, joined in execution by his spouse, Benja Ruth Kasemsap**, a mailing address of 2311 Ilolo Street, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Pachavit Kasemsap and Benja Ruth Kasemsap, as Trustees of The Pachavit Kasemsap and Benja Ruth Kasemsap Living Trust, dated March 19th 2025, and any amendments thereto**, a mailing address of 2311 Ilolo Street, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2311 Ilolo Street, Nashville, TN 37207

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20211220-0167659, recorded on 12/20/2021 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Pachavit Kasemsap

Benja Ruth Kasemsap

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Pachavit Kasemsap and Benja Ruth Kasemsap, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of March, 2025.

Notary Public
My Commission expires: 10/26/27

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF New York
COUNTY OF Erie

Sworn to before me this 31 day of March, 2025.

Notary Public
My Commission Expires: 11/1/2027

FRANCIS P. DEC., ESQ.
Notary Public, State of New York
No. 02DE6059729
Qualified in Erie County
Commission Expires 11/1/2027

Name and address for person(s) responsible for taxes:

Pachavit Kasemsap and Benja Ruth Kasemsap
2311 Ilolo Street
Nashville, TN 37207

Name and address of property owner:

Pachavit Kasemsap and Benja Ruth Kasemsap
2311 Ilolo Street
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 46 and the northerly 50 feet of Lot No. 47 on the Plan of Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, and being described according to a survey by John M. Sullivan, Civil Engineer, on October 18, 1956 as follows:

Said parts of Lots No. 46 and 47 adjoin and front together 100 feet on the easterly side of Ilolo Street, and run back between lines 200 feet, more or less, on the southerly line and 265 feet on the northerly line to a line at the rear on which it measures 110 feet, more or less.

APN: 070-04-0-211.00

PROPERTY COMMONLY KNOWN AS: 2311 Ilolo Street, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Frank P. Dec 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 03/26/2025 . [date of document]

Affiant Signature

3/31/2025
Date

State of New York

County of Erie

Sworn to and subscribed before me this 31ST day of MARCH , 2 025

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025