return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

Karen Johnson
Batch # 1289152
06/24/2025 10 05 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250624-0049537

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that, **Phonesavanh Phongsavan, married, and Pheungsavanh Souksavong, single, and Daraphone Payne, married, As Tenants In Common With Rights of Survivorship,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Phonesavanh Phongsavan, married,** all his/her/their right, title, and interest including, but not limited to his/her marital interest in and to the following described real estate, located in **Davidson County**, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No 374-7 of Bongo Condominium, described in the Declaration for Bongo Condominium, of record in Instrument No 20161012-0108022, amended in Instrument Nos 20181012-0101120 and 20181012-0101121, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants and the plat filed as Exhibit "2" to said Declaration Amendment of record in Instrument Number 20181012-0101120, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Phonesavanh Phongsavan, married, and Pheungsavanh Souksavong, single, and Daraphone Payne, married, As Tenants In Common With Rights of Survivorship by Quitclaim Deed from Phonesavanh Phongsavan, married, and Pheungsavanh Souksavong, single, As Tenants In Common With Rights of Survivorship, of record in Intstrument Number 20210209-0018198, Register's Office for Davidson County, Tennessee, dated February 8, 2021.

Prasith Phongsavan is married to Phonesavanh Phongsavan and joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interests he/she may have in the property, whether arising by virtue of marriage or otherwise

James Lee Payne is married to Daraphone Payne and joins herein soley for the purpose of consenting to this Warranty Deed and releasing and conveying any and all rights, title and interests he/she may have in the property, whether arising by virtue of marriage or otherwise

This conveyance is made subject to Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Fairview Park, Section One, as recorded in Plat Book 4660, page 169, Subject to Declaration of Alloy-Bongo Master Condominium of record in Instrument Number 20161012-0108018, amended in Instrument Number 20181012-0101118, Subject to Declaration of Bongo Condominium of record in Instrument Number 20161012-0108022, amended in Instrument Numbers 20181012-0101120 and Instrument Number 20181012-0101121, Subject to Declaration of Alloy Condominium of record in Instrument Number 20161123-0123972, amended in Instrument Numbers 20170616-0060696, Instrument Number 20180530-0051643 and Instrument Number 20181012-0101119 and Partial Assignment of Declarant's Rights of record in Instrument Number 20161123-0123977, Charter of Homeowners Association of record in Instrument Number 20161123-0123973, Easement to public utilities and drainage of record in Deed Book 5229, page 212, Easement for underground cable of record in Book 10219, page 374, Easement to U S Spring Telecommunications of record in Instrument Number 20140114-0003778 and Affidavit of record in Instrument Number 20140416-0031703, Easement to Comcast of record in Instrument Number 20171127-0120866, all of said Register's Office

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee

Property Address: 374 Herron Dr. Apt 7, Nashville, TN 37210

IN TESTIMONY WHEREOF they have hereunto set their hands(s) and seal(s) this 12th day of June, 2025.

Phonesavanh Phongsavan

Prasith Phongsavan

STATE OF Tennessee
COUNTY OF Rutherford

Personally, appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, **Phonesavanh Phongsavan and Prasith Phongsavan,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025.

Molly L. Smith
Notary Public
My Commission Expires: 10/17/26

MOLLY L SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

P. Souksavong

Pheungsavanh Souksavong

STATE OF Tennessee
COUNTY OF Rutherford

Personally, appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, **Pheungsavanh Souksavong,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025.

Molly L. Smith

Notary Public

My Commission Expires: 10/17/26

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Daraphone Payne

James Lee Payne

STATE OF Tennessee
COUNTY OF Rutherford

Personally, appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the with named, **Daraphone Payne and James Lee Payne,** with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025.

Molly L. Smith

Notary Public

My Commission Expires: 10/17/26

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration for this transfer is -0-

Affiant

Witness my hand and official seal this 12th day of June, 2025.

Molly L. Smith

Notary Public

My Commission Expires: 10/17/26

MOLLY L SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

This information was provided by the parties. A title search was not completed for this Quitclaim Deed

Prepared by: Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd. Ste 16, Murfreesboro, TN 37129

Map/Parcel – 105-12-B-89.00CO

New Owner: Phonesavanh Phongsavan; Mailing Address: 103 Brogan Ct. Nolensville, TN37135

Send Tax Bills To: New Owner; Mailing Address: 103 Brogan Ct. Nolensville, TN37135