THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

Karen Johnson Davidson County
Batch # 1295962 DEEDQC
07/11/2025 09:05:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250711-0054606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

AFFIANT

Subscribed and sworn to before me, this 2nd day of July 2025.

NOTARY PUBLIC

My Commission Expires: Nov. 8, 2028

HANNAH BENSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andy Phongsavath et. al. 4336 Hopewood Drive Nashville, TN 37211	Andy Phongsavath 372 Stones River Rd La Vergne, TN 37086	Map: 147-8 Parcel 207

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Chansouk Myxayphone, widowed (hereinafter the "Grantor") hereby quitclaim, transfer and convey unto Andy Phongsavath, his successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4336 Hopewood Drive, Nashville, TN 37211, and more particularly described as follows:

And in Davidson County, Tennessee, being Lot No. 32 on the plan of Section 4, Beverly Heights, of record in Book 5200, page 263, Register's Office for said County.

Said Lot No. 32 fronts 76.62 feet on the northerly margin of Hopewood Drive and extends back 104.09 feet on the easterly line and 120.62 feet on the westerly line to a dead line in the rear measure 58.98 feet thereon

Being the same property conveyed to Chanthone Myxayphone by warranty deed from Sommano Vongsamphanh of record in Instrument No. 20050701-0076369. Register's Office of Davidson County, Tennessee. Chanthone Myxayphone having died intestate as a resident of Davidson County, Tennessee on August 2, 2022, survived by a spouse, and three (3) children.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2 day of July 2025.

Chansouk Myxayphone, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Chansouk Myxayphone**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of July 2025.

Notary Public

My Commission Expires: 3/6/28

ADAM BARBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY