Name and Address of New Owner:
Nevin and Darline Douangvilay
18970 W 165th Terrace, Olathe KS 66062

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1298450 DEEDQC
07/17/2025 12:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250717-0056496

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 135-14-0-A 118.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Khamla Onechanthivong and Att S. Onechanthivong, husband and wife,** "the Grantors," convey and quitclaim unto **Nevin Douangvilay, a married man, and Darline Douangvilay a unmarried woman, as tenants in common,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 59 on the Plan of Pinnacle Point Subdivision, Phase III as of record in Plat Book 6900, Page 391-393, said Register's Office for said County, to which regerence is made more a more complete description.

Being the same property conveyed to Bounchanh Douangvilay and wife, Somphet M. Douangvilay, by Warranty Deed from In Soo Baik and wife, Suk Hee Baik, of record in Book 9853, Page 105, Register's Office for Davidson County, Tennessee, dated November 6, 1995, and recorded November 7, 1995.

Being the same property conveyed to Somphet M. Douangvilay by Quitclaim Deed from Bounchanh Douangvilay and wife, Somphet M. Douangvilay, of record in Instrument No. 20050810-0094909, Register's Office for Davidson County, Tennessee, dated August 3, 2005, and recorded August 10, 2005.

Being the same property conveyed to Lori Holloway, Trustee, by Quitclaim Deed from Somphet M. Douangvilay, of record in Instrument No. 20090803-0072640, Register's Office for Davidson County, Tennessee, dated July 23, 2009 and recorded August 8, 2009. In the same document, Lori Holloway re-conveys her interest to Att S. Onechanthivong and Khamla Onechantivong, for the express ourpose to create a tenancy by the entirety and change wife's name.

Being improved property known as 804 Rocky Mountain Parkway, Antioch, Tennessee 37013.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 17 day of July, 2025.

Khamla Onechanthivong (SEAL)
Khamla Onechanthivong

Att S. Onechanthivong (SEAL)
Att S. Onechanthivong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of July, 2025, before me personally appeared Khamla Onechanthivong and Att S. Onechanthivong to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of July, 2025.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of July, 2025.

Notary Signature
My commission expires: 11/28/27

202507170056496

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-17-25.

Affiant Signature

7-17-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

