Pepared by:
Biltmore Title LLC
2909 Old Fort Parkway Suite 106
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1306506 DEEDQC
08/06/2025 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250806-0062569

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Seng Kounlavong 905 Lydia Drive Antioch, TN 37013	SAME	**148-12-25**

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Xaiyavong Saenphansiri and Panola Saenphansiri, husband and wife,** does hereby quitclaim and transfer to **Seng Kounlavong**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Lori Heights, as of record in Book 3106, Page 123, Register's Office for said county.

Said Lot 6 fronts 143.86 feet on the southerly side of Lydia Drive and extends back 187.12 feet on the easterly line and 150.70 feet on the westerly line to a dead line on which it measures 192.01 feet, said dead line being a broken line.

INCLUDED BUT EXCLUDED:

Being the easterly 30 feet of Lot 6 on the Plan of Lori Heights, as of record in Book 3106, page 123, said Register's Office, described as follows:

Beginning at the northwesterly corner of Lot No. 5 and running back along the lot line 187.12 feet to a point; thence along a broken line across the rear, 28 feet, more or less to a point; thence northerly 182 feet more or less, to southerly margin of Lydia Drive; thence along the Lydia Drive 30 feet to the point of beginning.

This conveyance is subject to Restrictive covenants of record in Deed Book 3407, Page 195, Register's Office for said county. Survey and plat sets out a 30 foot minimum building setback line from Lydia Drive, which has not been violated to date and any future violation thereof will not result in forfeiture or reversion of title. Survey and plat sets out a 10 foot Public Utility and Drainage Easement along rear lot line. Survey and Plat sets out a 30 foot by 2.5 foot Anchor Easement at northeast and northwest lot corner.

Being the same property conveyed to Xaiyavong Saenphansiri and Panola Saenphansiri, husband and wife by quitclaim deed from Seng Kounlavong, dated 7/21/2025, of record in Instrument No. 20250721-0057245, said Register's Office.

**** This instrument was prepared by information provided by the parties****

This is improved property known as: **905 Lydia Drive Antioch TN 37013**

In Witness Whereof, the undersigned has executed this Quitclaim Deed
On this 4th day of August 2025.

Xaiyavong Saenphansiri

Panola Saenphansiri

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared **Xaiyavong Saenphansiri and Panola Saenphansiri**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murf, Tennessee, this the 4th day of August, 2025.

Vanessa Allen
Notary Public

My Commission expires: 6/22/26

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Danny L Potts
Affiant

Subscribed and sworn to before me under oath this 4th day of August, 2025.

Vanessa Allen
Notary Public

My Commission Expires: 6/22/26

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Tammy L. Potts, 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 8/4/25 (date of document).

Tammy L Potts
Affiant Signature

8/6/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of August, 2025.

Vanessa E Allen
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

