Karen Johnson Davidson County
Batch # 1307140 DEEDQC
08/11/2025 09:31:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250811-0063390

This Instrument prepared by:
Darleen Loch
Legacy Legal Services
410 S. University Avenue
Provo, UT 84601

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 3 day of April, 2025, by the Grantors,
Amy Teg and Alex Suntisouk Mitthivong, husband and wife as joint tenants
818 Kay Circle, Chattanooga, TN, 37421
of Hamilton County

to the Grantees,
AMY TEG and ALEX SUNTISOUK MITTHIVONG, Co-Trustees, or their successors in Trust, under The A & A Revocable Living Trust dated April 3 2025, and any amendments thereto.
818 Kay Circle, Chattanooga, TN, 37421

WITNESSETH, That the said Grantors, for $10.00 (Ten dollars) the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

See attached EXHIBIT A

Commonly known as: 125 Berry Street, Nashville, TN 37207
Parcel Identification: 082-07-0D-002.00
Source of title: Being that same Quitclaim Deed recorded on August 11, 2025 (April 31 2025), in the records of the Clerk of the Courts of Davidson County, Tennessee.
Instrument No. 20250811-0063389

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Amy Teg
Grantor

Alex Suntisouk Mitthivong

STATE OF TENNESSEE }
COUNTY OF Hamilton }

On this 3 day of April, 2025, before me, Mary Nunez, personally appeared Amy Teg and Alex Suntisouk Mitthivong, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

MARY NUNEZ
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Amy Teg, Affiant 1

Alex Suntisouk Mitthivong, Affiant 2

STATE OF TENNESSEE }
COUNTY OF Hamilton }

Subscribed and sworn before me this the 3 day of April, 2025.

Notary Public
My commission expires: 8/20/2028

MARY NUNEZ
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

The following information is not a part of this Deed

Property Address:
125 Berry Street
Nashville, TN 37207

Owner's Name and Address:
Amy Teg and Alex Mitthivong
818 Kay Circle
Chattanooga, TN, 37421

Parcel Number: 082-07-0D-002.00

Mail Tax Bills to:
Amy Teg and Alex Mitthivong
818 Kay Circle
Chattanooga, TN, 37421

EXHIBIT A

Land being located in Davidson County, Tennessee, being Unit B of record in the Declaration of 600 North 2nd Street Townhomes, of record in Instrument No. 20151030-0110604, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to YARBORO RUSSELL EDUCATION TRUST, by deed from JOE SPICER AND JUANITA SPICER, HUSBAND AND WIFE, of record in Instrument No. 20141223-0117149, dated December 17, 2014, said Register's Office. Being further conveyed to EAST NASHVILLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RUDY TITLE & ESCROW, LLC TRUSTEE OF THE YARBORO RUSSELL EDUCATION TRUST, of record in Instrument No. 20150717-0069969, dated July 13, 2015, said Register's Office.