Karen Johnson Davidson County
Batch# 1308802 DEEDQC
08/12/2025 10:16:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250812-0063990

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-20-2028

(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

WG-QCD-25-5

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deng Adoundeth and Vanessa Kessler as tenants in common with rights of survivorship	**Same as new owner**	
(NAME) **5 Lutie Street,**	(NAME)	11906035900
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENG ADOUNDETH,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DENG ADOUNDETH AND VANESSA KESSLER AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 35 in Rosewood Estates, Section II, as of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 101.04 feet on the southerly margin of Lutie Street and runs back 158.14 feet on the easterly side of lot line and 164.95 feet on the westerly side lot line to a line on the rear on which it measures 42.84 feet thereon.

Being the same property conveyed to Moune Adoundeth etux, Deng from Carter W. Smith and wife, Norma W. Smith by Warranty Deed of record in Book 10828 Page 809 and corrected by Scriveners Affidavit of record in Instrument Number 20040614-0069791 in the Registers Office for Davidson County, Tennessee.

The said Moune Adoundeth having since died in 2009. His interest in the subject property vested at death in his wife Deng Adoundeth as surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **5 Lutie Street, Nashville, Tennessee 37210**.

Witness my/our hand(s) this the 11 day of August, 2025.

Deng Adoundeth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENG ADOUNDETH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my/our hand(s) this the 11 day of August, 2025.

Notary Public
My Commission Expires: 03.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **8/11/2025** (date of document).

Affiant Signature

Date **8/11/2025**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **August**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027