This Instrument Prepared By and Return to:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1316754 DEEDQC
09/02/2025 08:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069642

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Sengdeun Kounlavong & Sarra Lim 101 Hearthside Way Antioch, TN 37013	New Owner	174110A49100CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Sengdeun Kounlavong, an unmarried woman and Vandy Phengsykeo and Sengchanh Phengsykeo, husband and wife,** does hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Sengdeun Kounlavong, an unmarried woman and Sarra Lim, an unmarried man,** to the following tract of land in **Davidson** County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 42, on the plan of Cane Ridge Farms, Phase Three, Section One First Amendment, of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sengdeun Kounlavong, an unmarried woman and Vandy Phengsykeo and Sengchanh Phengsykeo, husband and wife, of record in Instrument No 20180320-0026110, Register's Office for Davidson County, Tennessee.

Being also known as 101 Hearthside Way, Antioch, TN 37013.

Witness my hand this 30th day of August. 2025

VANDY PHENGSYKEO

SENGCHANH PHENGSYKEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Vandy Phengsykeo and Sengchanh Phengsykeo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2025.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2025.

Notary Public

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 28, 2029
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Holden Montgomery, do hereby make an 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 **August 30, 2025**.

Name: **Holden Montgomery**

Title: **Processor**

Date **9/2/2025**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me on 9/2**/2025.**

Notary Public: _____

My Commission Expires: _____

