Karen Johnson Davidson County
Batch# 1318186 DEEDQC
09/04/2025 12:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250904-0070780

This Instrument Prepared By:
David Anthony / Exo Legal PLLC
PO Box 121616
Nashville, Tennessee 37212
david@exolegal.com 615-869-0634

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Nina Singto 7002 Merlot Drive Smyrna, Tennessee 37167	New Owner	148-08-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **PHOUKHOUANE SINGTO** and **NINA SINGTO** ("Grantors") do hereby quitclaim and convey unto **NINA SINGTO** ("Grantee"), their heirs, successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Antioch, Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Section One, Oakwood Terrace, of record in Book 4460, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.
>
> Being the same property conveyed to Phoukhouane Singto and Nina Singto from Brandon Adams, Trustee of The 4594 Artelia Dr Trust, by *Warranty Deed*, dated August 3, 2021, of record in Instrument No. 20210806-0106277, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 4594 Artelia Drive, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 3rd day of September, 2025.

GRANTORS:

Phoukhouane Singto
Date: September 3, 2025

Nina Singto
Date: September 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Anthony, a Notary Public of this county, Phoukhouane Singto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/28

DAVID ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/8/28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David M. Anthony, a Notary Public of this county, Nina Singto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/8/28

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10.00.

AFFIANT

Subscribed and sworn to before me, this 3RD day of September, 2025.

Notary Public

My Commission Expires: 5/8/28

DAVID ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/8/28

Certificate of Authenticity

I, David M. Anthony, 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 correct copy of the original document executed and authenticated according to law on September 3, 2025.

David M. Anthony
Dated: September 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary Public

LENA ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/25