Karen Johnson Davidson County
Batch# 1331158 DEEDQC
10/07/2025 11:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0079984

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

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

Notary Public

My commission expires: 12.2.28

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Chanthaphone Chansathi	New Owner	119 06 0 311.00
208 Jay Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Bounchan Chansathi and wife, Amphone Chansathi, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Chanthaphone Chansathi, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rosewood Estates, Section II, of record in Book 4955, Page 125, 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 Bounchan Chansathi and wife, Amphone Chansathi, by Warranty Deed from Dorothy A. Ferguson, unmarried, dated 7/27/90 of record in Book 8170, Page 291, Register's Office for Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 208 Jay Drive, Nashville, TN 37210.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 3 day of October, 2025.

Bounchan Chansathi

Amphone Chansathi

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at office this 3 day of October, 2025.

My commission expires: 12-2-28

NOTARY PUBLIC

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

202510070079984

Certificate of Authenticity

I, Katie Smith, 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 10/3/25.

Date

Affiant Signature

10/3/25

Date

State of IN

County of Rutherford

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

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

