This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1335439 DEEDWARR
10/17/2025 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20251017-0082988

State of KY
County of Edmonson

The actual consideration or value, whichever is greater for this transfer is: $364,000.00

Carolina Lopez
Affiant Signature

Subscribed and sworn to before me on this the 7 Day of October 2025

Brad Hogan
Notary Public

My Commission expires 8/5/2027

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

NAME AND ADDRESS OF PROPERTY OWNER:
Alexander Lionel Jordang Aguirre
4905 Algonquin Trail
Antioch TN 37013

SEND TAX BILLS TO:
New owner

MAP AND PARCEL NUMBER: 16203022800

WARRANTY DEED
25NT01230

Effective the 7th Day of Oct, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Carolina Lopez, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Alexander Lionel Jordang Aguirre,

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF HAYWOOD HILLS, SECTION ONE OF RECORD IN PLAT BOOK 4460, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY BY WARRANTY DEED FROM SENGSOUVANH MANIVONG OF RECORD IN BOOK 11352, PAGE 848, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 17, 1999 AND RECORDED ON FEBRUARY 24, 1999.

BEING THE SAME PROPERTY CONVEYED TO ANONGLACK VONGKHAMCHANH, A MARRIED WOMAN, AND BOUALOY PHONTHONGSY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY QUITCLAIM DEED FROM CHANTHALA PHONTHONGSY, AN UNMARRIED MAN, AND CHANTHALY PULIZZANO, A MARRED WOMAN OF RECORD IN INSTRUMENT NO. 20200623-0067689 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2020 AND RECORDED ON JUNE 23, 2020.

CHANTHIP PHONTHONGSY AND BOUALOY PHONTHONGSY WERE MARRIED TO EACH OTHER AT THE TIME THEY TOOK TITLE TO THE SUBJECT PROPERTY AND THUS TOOK AS TENANTS BY THE ENTIRETY.

THE SAID CHANTHIP PHONTHONGSY HAVING SINCE DIED INTESTATE ON OR ABOUT MARCH 2, 2016 SUBJECT PROPERTY VESTING IN BOUALOY PHONTHONGSY AS SURVIVING TENANT BY THE ENTIRETY.

QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20200623-0067689 WAS ERRONIOUSLY RECORDED BY THE HEIRS OF CHANTHIP PHONTHONGSY THOUGH THEY NEVER RECEIVED A VESTED INTEREST IN THE SUBJECT PROPERTY.

THE SAID BOUALOY PHONTHONGSY HAVING SINCE DIED INTESTATE, LEAVING HER INTEREST IN THE SAID PROPERTY TO HER HEIRS AT LAW, CHANTHALY PULIZZANO, ANONGLACK VONGKHAMCHANH, AND CHANTHALA PHONTHONGSY, AS EVIDENCED BY AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NOS. 20220408-0040765 AND 20220408-0040766, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANONGLACK VONGKHANCHANH, MARRIED BY QUITCLAIM DEED FROM CHANTHALY PULIZZANO AND CHANTHALA PHONTHONGSY RECORDED SIMULTANEOUSLY HEREWITH OF RECORD IN INSTRUMENT NO. 20220408-0040767, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 02/07/2022 AND RECORDED 04/08/2022.

BEING THE SAME PROPERTY CONVEYED TO CAROLINA LOPEZ, AN UNMARRIED WOMAN FROM ANONGLACK VONGKHAMCHANH, A MARRIED WOMAN, BY WARRANTY DEED DATED 02/25/2022 AND RECORDED 04/08/2022 IN INSTRUMENT NO. 20220408-0040768, REGISTER'S OFFICE OF SAID COUNTY.

This is an improved property commonly known as: 4905 Algonquin Trail, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7 day of October, 2025

Carolina Lopez

Carolina Lopez

State of KY
County of Edmonson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carolina Lopez, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Brad Hogan

Notary Public

BRAD HOGAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP74972
My Commission Expires Aug 5, 2027

My Commission expires: 8 / 5 / 2027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/7/25 (date of document).

Affiant Signature

10/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025