Karen Johnson Davidson County
Batch# 1351830 DEEDQC
12/01/2025 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094987

This instrument prepared by:
Smith.Sholar.Milliken.Matthews.PLLC
1164 Nashville Pike
Gallatin, TN 37066
G25-24561

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Heather N. Phetsomphou	(NAME) Same As New Owner	098-09-0A-052.00 CO
(STREET ADDRESS) 705 Spinnaker Cove	"	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) "	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Bi Phetsomphou,** Grantor, does hereby quitclaim and convey unto Heather N. Phetsomphou, married, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Phase 3B, Lakeshore, of record in Book 7900, Page 677, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a complete description.

BEING the same property conveyed to Heather N. Phetsomphou and Bi Phetsomphou, wife and husband, by Quitclaim Deed from Bi Phetsomphou, who acquired title incorrectly as Bibi Phetsomphou and Heather N. Phetsomphou, also known as Heather Phetsomphou, husband and wife, dated 12/13/2024 and recorded 12/20/2024 in Instrument No. 20241220-0099022; and being the same property previously conveyed to Bibi Phetsomphou and Heather Phetsomphou, by Warranty Deed from Sandra Goodwin, unmarried, dated 8/25/2015 and recorded 8/27/2015 in Instrument No. 20150827-0086757, in the Register's Office of Davidson County, Tennessee.

The property address is 705 Spinnaker Cove, Nashville, TN 37076

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 21 day of November 2025.

Affiant

My commission expires: 03/28/28
(Affix Seal)

Notary Public

MACKENZIE REINACHER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires

Witness my hand this 21 day of Nov, 2025.

Bi Phetsomphou

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21 day of Nov, 2025, before me personally appeared Bi Phetsomphou, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 21 day of Nov, 2025.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08 Apr 2026

Notary Public

My Commission Expires:

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/21/2025 (date of document).

Affiant Signature

11/21/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 21st day of November, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29