PROPERTY TAX INFORMATION:
OWNERS:
Phaivanh Kounlavong
4819 Sunlight Drive
Nashville, TN 37217

Karen Johnson Davidson County
Batch # 1381912 DEEDQC
02/17/2026 02:45:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260217-0012528

THIS INSTRUMENT PREPARED BY:
Mitchell E. Shannon, Attorney
1423 Kensington Square Court
Murfreesboro, TN 37130
(615) 890-1548
mitch@bosslawtn.com

Information Provided by the Parties
Map/Parcel: 134-13-115

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, THONGPHANH VANKHAM, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey, remise, release and forever quitclaim unto PHAIVANH KOUNLAVONG, her heirs and assign, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Kenilwort Estates, Section IV, as of record in Book 3300, pages 34, 35 & 36, Register's Office for said County.
>
> Said Lot No. 212 fronts 70.0 feet on the northerly side of Sunlight Drive and extends back 87.0 feet on the easterly line and 85.0 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 119.8 feet thereon.
>
> Being the same property conveyed to Phaivanh Kounlavong and Thongphanh Vankham by Quitclaim Deed from Somphone Chindavanh of record in Book 4372, page 58, Register's Office for Davidson County, Tennessee.

This conveyance is made for the express purpose of transferring any and all interest I have or may have had in and to the above-described property, so that title to said property is hereby vested solely in PHAIVANH KOUNLAVONG.

WITNESS MY HAND this the 17 day of February, 2026.

THONGPHANH VANKHAM

STATE OF TENNESSEE)
.ss.
DAVIDSON COUNTY)

On this 17 day of February 2026, before me personally appeared THONGPHANH VANKHAM, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee.

NOTARY PUBLIC

MITCHELL E. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-19-2026

My Commission Expires:

AFFIDAVIT OF VALUE

I hereby swear or affirm that to the best of the Affiant's knowledge, information and belief, no consideration was given for this transfer and the value of this transfer is $0.00 pursuant to Tenn. Code Ann. §67-4-409(a)(1)(D).

AFFIANT

Sworn to and subscribed before me

On this 17 day of February, 2026.

NOTARY PUBLIC

MITCHELL E. SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-19-2026

My Commission Expires: