Karen Johnson Davidson County
Batch# 1382418 DEEDQC
02/18/2026 08:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260218-0012731

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Amphone Phengnoi
1856 Olive Circle
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN 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 GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 135 10 0C; Parcel 020.00)

THIS INSTRUMENT made and entered into on this the 17th day of February, 2026, by and between, **KIMBERLY CHANTHARACK,** ("Grantor"), and **AMPHONE PHENGNOI,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Ransom Park, Section One, of record in Instrument # 20011023-0115381, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Amphone Phengnoi, unmarried, and Kimberly Chantharack, married, by Warranty Deed dated May 24, 2002, from Fischer & Ford Group, LLC, a Tennessee Limited Liability Company, recorded June 7, 2002, in Instrument No. 20020607-0069375, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 1856 Olive Circle, Nashville, TN 37217.

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 Grantor has hereunto set his/her signature on this the 17th day of February, 2026.

KIMBERLY CHANTHARACK

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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

Witness my hand and official seal at Murfreesboro, TN, this 17th day of February, 2026.

Notary Public

My Commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 17th day of February, 2026.

Notary Public

My Commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: QCD-2026-4

True Copy Certification

I, Leslie Tate, 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 the 17th day of Febraary, 2026.

Affiant Signature

2/17/26

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 17th day of Febraary, 2026.

Notary's Signature

My Commission Expires: March 22, 2026

Notary' Seal (if on paper)

