Karen Johnson
Batch # 1384072
02/23/2026 11:00:15 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20260223-0014141

AFTER RECORDING RETURN TO:

Visionet Systems Inc.
111 Technology Dr
Pittsburgh, PA 15275

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 14812009500

3326789 48

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 6 day of Feb, 2026 by and between **SOMSY SAENBOUTARATH, unmarried, individually and as surviving spouse of NOUKHAM SAENBOUTARATH, deceased,** residing at 4713 Richards Court, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **SOMSY SAENBOUTARATH, a widow and PHONEMANY SAENBOUTARATH, an unmarried man, as joint tenants with right of survivorship,** residing at 4713 Richards Court, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 4713 Richards Court, Antioch, TN 37013

Being the same premises conveyed from KHAMBOTH PHRACHAK AND WIFE, BOUAKHAM PHRACHAK to NOUKHAM SAENBOUTARATH AND WIFE, SOMSY SAENBOUTARATH in a deed dated 12/27/1988 and recorded date 12/29/1988 in Instrument Number 198812297738647, Book 7738, Page 647 of the official records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SOMSY SAENBOUTARATH

SOMSY SAENBOUTARATH

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SOMSY SAENBOUTARATH** the within named Grantor, 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 seal, at office in Nashville, TN, this 6th day of FEBRUARY, 2026.

J SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Notary Public

My Commission expires: 11/08/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: LaShea Gates

STATE OF Texas
COUNTY OF Collin

Subscribed and sworn to before me this 18th day of Feb, 2024

Amye Corrado
Notary Public
My Commission Expires: 4/23/29

AMYE CORRADO
Notary ID #135512626
My Commission Expires
April 23, 2029

Name and address for person(s) responsible for taxes:

SOMSY SAENBOUTARATH and PHONEMANY SAENBOUTARATH
4713 Richards Court
Antioch, TN 37013

Name and address of property owner:

SOMSY SAENBOUTARATH and PHONEMANY SAENBOUTARATH
4713 Richards Court
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT NO. 110 ON THE PLAN OF DEBRA HEIGHTS, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Parcel ID No.: 14812009500

Property commonly known as: 4713 Richards Court, Antioch, TN 37013