Karen Johnson Davidson County
Batch# 1385204 DEEDQC
02/25/2026 12:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260225-0014956

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. HALEY DROST STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 09-20-2028 Khamla Mixayphone Affiant Sworn to and subscribed before me this 25th day of February, 2026. Notary Public My Commission Expires: 9/20/28 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 25th day of February, 2026, among:

KHAMLA MIXAYPHONE, A ONE-HALF (1/2) UNDIVIDED INTEREST,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SAM THANASACK,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 53 on the Plan of Whittemore Valley Subdivision, Section 2-A, of record in Plat Book 6250, page 611, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Khamla Mixayphone by Quitclaim Deed from Sam Thanasack dated October 4, 2011, and recorded October 11, 2011, at Instrument No. 20111011-0078883, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 405 Josephine Court, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Khamla Mixayphone.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Khamla mixayphone

KHAMLA MIXAYPHONE

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Khamla Mixayphone**, the within named bargainor(s), 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 official seal this 25th day of February, 2026.

Haley Drost

Haley Drost, Notary Public
My Commission Expires: 9/20/28

HALEY DROST
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 09-20-2028

Owner Name & Property Address:

Sam Thanasack
405 Josephine Court
Antioch, TN 37013

Responsible Party For Taxes:

Sam Thanasack
405 Josephine Court
Antioch, TN 37013

Tax Map and Parcel: 162 7 210.00 5DU76941

Certificate of Authenticity

I, Trent Linville, 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 February 25, 2026.

Date

T Linville

Affiant Signature

2/25/2026

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 25th day of February, 2026.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

