Karen Johnson Davidson County
Batch # 1386045 DEEDQC
02/26/2026 11:40:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015328

Name & Address of New Owner
Bounleua Phengsavanh, Trustee
of The Phengsavanh Living Trust,
dated February 3, 2026,
Samantha Souriyavongsa, and
Serena Souriyavongsa
4612 Dowdy Drive
Antioch, TN 37013

Map & Parcel No. 148–12–0–252.00

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on March 45, 3000, by and between Bounleua Phengsavanh (Grantor) and Bounleua Phengsavanh, Trustee of The Phengsavanh Living Trust, dated February 3, 2026, exercising the full power and authority vested in her by the trust agreement (Grantees).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described real property:

> Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Hazelwood, Section 18, of record in Book 5190, page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is an Affidavit of Heirship recorded in Instrument No. 20260226-0015328 Register's Office of Davidson County, Tennessee on the 26th day of February, 2026.

It is the intent of the parties to transfer grantor's one-third interest in the real property to her trust, leaving her daughters' shares in their respective names.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Prepared By PARKER, TOY & ASSOCIATES, PLLC, 745 S. Church St, #240, Murfreesboro, TN 37130

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantee's acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

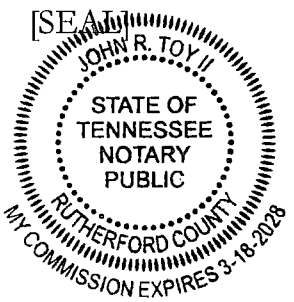
IN WITNESS WHEREOF, I sign this deed on this 19th day of February 2026.

Bounleua Phengsavanh
Bounleua Phengsavanh

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On this 19th day of February 2026, Bounleua Phengsavanh signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]



John Robert Toy II, Notary Public
My Commission Expires: March 18, 2028

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this transfer is $-0-.

Boonleea Phengsavath
Affiant

Subscribed and sworn before me, a notary public,
on this 19th day of February 2026.

John Robert Toy II, Notary Public
My Commission Expires: March 18, 2028

JOHN R. TOY II
NOTARY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-18-2028