This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1399010 DEEDQC
03/30/2026 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260330-0025065

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 25 day of Mar, 26.

Notary Public

My Commission expires 12 / 26 / 2029

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Tim Sounthonevichit
112 Panamint Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Tim Sounthonevichit
112 Panamint Dr.
Antioch, TN 37013

MAP AND PARCEL NUMBER: 162 03 0 225.00

QUITCLAIM DEED
26NT00557

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Thongvanh Sounthonevichit and Thongchanh Sounthonevichit

By these presents do remise, release and **QUITCLAIM** unto

Tim Sounthonevichit and Thongchanh Sounthonevichit, tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 56 on the Plat of Apache Hills, Section 4, of record in Plat Book 4460, page 60, Register's Office for Davidson County, Tennessee.

Said Lot 56 fronts 82.63 feet on the east margin of Panamint Drive and extends back 100.5 feet on the north line and 101 feet on the south line to a line on the rear which it measures 122.01 feet, said rear line being a broken line.

Being the same property conveyed to Thongvanh Sounthonevichit and Thongchanh Sounthonevichit by Warranty Deed from David L. Tidball and Linda K. Tidball as recorded 09/26/1988 in Book 7661 at Page 84 as Document 70660.

Commonly Known As: 112 Panamint Dr, Antioch, TN 37013-3526

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of March, 2026.

(X) _____
nka _____
Thongvanh Sounthonevichit nka Tim Sounthonevichit

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thongvanh Sounthonevichit nka Tim Sounthonevichit,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of March, 2026.

_____
Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

(X) _____
Thongchanh Sounthonevichit

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thongchanh Sounthonevichit,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of March, 2026.

_____
Notary Public

My Commission expires: 12 / 27 / 2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Justin Foster 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 3-25-26 (date of document).

Affiant Signature

3-25-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 of March, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027