Karen Johnson Davidson County
Batch# 1404981 DEEDQC
04/14/2026 09:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260414-0030138

This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130

Name and Address of New Owner:
Thongbay Chanthasaeng Revocable Trust
Dated April 13, 2026
101 32nd Street
Old Hickory, Tennessee 37138

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 053-12-0-121.00

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

QUITCLAIM DEED

I, the undersigned, **THONGBAY CHANTHASAENG, married**, do hereby transfer, convey and quitclaim unto **THONGBAY CHANTHASAENG, as Trustee of the THONGBAY CHANTHASAENG REVOCABLE TRUST DATED APRIL 13, 2026**, its successors and assigns, forever, all of my right, title, claim and interest in the following described real estate situated in **Davidson County**, Tennessee, to-wit:

> Being Lot No. 18 in Block 6, as shown on the Dabbs and Elliot Subdivision at Dupontonia, near Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee to which plat reference is herby made for a more complete legal description hereof.
>
> Being the same property conveyed to Thongbay Chanthasaeng by Warranty Deed dated July 26, 2012 of record in Instrument No. 20120806-0069407, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20130730-0079231, said Register's Office.
>
> This is IMPROVED property known as 101 32nd Street, Old Hickory, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR AND/OR GRANTEE. THE PREPARE MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING THE DESCRIBED REAL PROPERTY, NOR ANY MATTER EXCEPT TO THE VALIDITY OF THE FORM OF THE DEED.

WITNESS MY HANDS on this the 13th day of April, 2026.

T. Chanthasaeng

THONGBAY CHANTHASAENG

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Thongbay Chanthasaeng**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS MY HAND and official seal at my office on this 13th day of April, 2026.

Kandes C Hatcher
Notary Public
My commission expires: 10/20/2029



Tennessee Code Annotated §67-4-409(a)(1)(C)(vi) exempts this instrument from tax and §67-4-409(a)(1)(E) further provides the valuation oath is unnecessary.

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 4-13-26 (date of document).

Affiant Signature

4-13-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of April, 2026.

Kandes C Hatcher
Notary's Signature

My Commission Expires: 10/20/2029

Notary's Seal:

KANDES C. HATCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES OCTOBER 20, 2029