Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch # 1413941 DEEDQC
05/01/2026 08:18:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260501-0038650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2026.

Notary Public

My commission expires: 5/2/29

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2029 DAVIDSON COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Bounyoung Chittaphong	New Owner	119 06 0 313.00
209 Jay Drive	209 Jay Drive	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Somnuk Sivilay and Bounyoung Chittaphong, "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto Bounyoung Chittaphong and Sivilay Chansouk, Tenants in Common with Rights of Survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of Rosewood Estates, Section II, of record in Plat Book 4955, Page 125, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bounkham Sivilay and wife, Somnuk Sivilay, and Bounyoung Chittaphong, tenants in common, by Quitclaim Deed from Bounkham Sivilay, Somnuk Sivilay, So Akhom, and Bounleuth Akhom dated 12/31/10 of record in Instrument No. 20110114-0003979, Register's Office of Davidson County, Tennessee. Bounkham Sivilay died on 4/8/23 leaving Somnuk Sivilay as the surviving tenant as to an undivided one-half interest in subject property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 209 Jay Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 24th day of April, 2026.

Somnuk Sivilay

Somnuk Sivilay

Bounyoung Chittaphong

Bounyoung Chittaphong

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named , Somnuk Sivilay and Bounyoung Chittaphong, 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 at office this 24 day of April, 2026.

My commission expires: 9/16/28

NOTARY PUBLIC

COURTNEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMM. EXP. 09/16/2028