State of Tennessee

Rev. 134FF27

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

Karen Johnson Davidson County
Batch # 1449359 DEEDQC
07/20/2026 02:49:41 PM 4 pgs
Fees: $12.00 Taxes: $0.00
20260720-0065568

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
20 Day of July, 2026
Braci Wells, Deputy Register

Source of title:
20250904-0070780

This instrument was prepared by:
Phoukhouane Singto
7002 Merlot Drive
Smyrna, TN 37167

After recording, mail document and tax statements to:

Nina Singto, Phoukhouane Singto
7002 Merlot Drive
Smyrna, TN 37167
148-08-0-063.00

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 22 day of April, 2026 (the "Effective Date") between Nina Singto (the "Grantor") whose mailing address is 7002 Merlot Drive, Smyrna, TN 37167, and Nina Singto, Phoukhouane Singto (the "Grantee"), a married couple whose mailing address is 7002 Merlot Drive, Smyrna, TN 37167.

WITNESSETH, that the Grantor, for and in consideration of the sum of $10. (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37, on the Plan of Section One, Oakwood Terrace, of record in Book 4460, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property. This is improved property located at 4594 Artelia Drive, Antioch, Tennessee 37013. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Property will be held as tenancy by the entirety.

The Property is not homestead of the Grantor.

~~TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.~~ P.S.

EXECUTED this 04/22/2026.

Grantor Signature	Nina Singto **Grantor** Name
Grantee (Spouse) Signature	Nina Singto **Grantee (Spouse)** Name
Grantee (Spouse) Signature	Phoukhouane Singto **Grantee (Spouse)** Name

JungEun Kim

Witness 1 Signature

Witness 1 Name (Print)

Maria Lopez

Witness 2 Signature

Maria Lopez

Witness 2 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Tennessee.

COUNTY OF Davidson.

On this day, personally appeared before me by means of ☐ online notarization ☒ physical presence, the Grantor and the Grantee, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 22nd day of April, 20 26.

Ym Chung
Signature

YOOMIN CHUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~My Commission Expires~~ 20
March 9, 2027