This instrument was prepared by: James M. Judkins, Attorney-at-Law, 104 North Church Street, Murfreesboro, TN 37130

Property Tax Responsibility and Address of New Owners:

Khene Sirichantho, Mino Michelle Senemounnarath, and Donnie Sirichanto
118 Rader Drive
Antioch, TN 37013

MAP 148-07 Being part of PARCEL 93

KHENE SIRICHANTHO

TO DEED CONVEYING LIFE ESTATE

Karen Johnson Davidson County
Batch # 1452446 DEEDQC
07/29/2026 11:15:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260729-0069726

KHENE SIRICHANTHO
MINO MICHELLE SENEMOUNNARATH, and
DONNIE SIRICHANTO remainder

FOR AND IN CONSIDERATION of the sum of ONE DOLLARS ($1.00), cash in hand paid, the receipt of which amount being hereby acknowledged, other good and valuable considerations, I, **KHENE SIRICHANTHO**, who upon this date quitclaims the following property and grants a life estate to herself for and during her lifetime, certain lands in Davidson County, State of Tennessee, described as follows:

> Land in Davidson county, Tennessee, being Lot No. 842 on the plan of Cherokee Hills, Section Eight, as of record in Book 3700, page 154, Register's Office for said County.
> Said Lot No. 842 fronts 70.0 feet on the northwesterly side of Rader Drive and runs back between lines 200.0 feet on the southwesterly line and 213.1 feet on the northeasterly line to a dead line in the rear, measuring 71.1 feet thereon.
> Being the same property conveyed to Pane Sirichantho and wife, Khene Sirichantho by Warranty deed of record in Book 8122, Page 32, Register's Office, Davidson County, Tennessee. Pane Sirichantho died in September, 2017.
>
> IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY JAMES M. JUDKINS CONCERNING THIS TRANSFER, HENCE NO

REPRESENTATIONS ARE MADE CONCERNING THE EXISTENCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS-OF-WAY, ETC.

By quitclaiming to **KHENE SIRICHANTHO** for and during her lifetime with 80% of the remainder to **MINO MICHELLE SENEMOUNNARATH**, and 20% of the remainder to **DONNIE SIRICHANTO.**

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

THIS parcel is subject to all encumbrances, easements and/or restrictions, either recorded or by prescription, setback lines, zoning regulations, etc. that a complete title search or otherwise may reveal.

IN TESTIMONY WHEREOF, the grantor has executed this instrument on this the 15 day of July, 2026.

Khene Sirichantho

GRANTOR

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, KHENE SIRICHANTHO, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that she executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal of office in Murfreesboro, Tennessee, on this the 15 day of July, 2026.

HEATHER R. KNOTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Heather R. Knott

NOTARY PUBLIC

My commission expires: 2/7/2030

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

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 27th day of July, 2026

Notary

STEPHANIE RENE DUBAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STEPHANIE RENE DUBAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires October 17, 2026