PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steven K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Karen Johnson Davidson County
Batch# 1465114 DEEDQC
08/28/2026 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260828-0079961

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Cheonette Petion 1068 Ashmore Drive Nashville, TN 37211	Cheonette Petion 1068 Ashmore Drive Nashville, TN 37211	161 06 0A 085.00

QUITCLAIM DEED

WHEREAS, Cheonette Petion acquired the property more particularly described herein by Warranty Deed dated August 1, 2018 from Karun Plueksathorn and Suvaporn Pakpinpech, recorded August 6, 2018 as Instrument Number 20180806-0076919 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Cheonette Petion desires to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, CHEONETTE PETION ("Grantor") quitclaims to CHEONETTE PETION, TRUSTEE OF THE CHEONETTE PETION REVOCABLE TRUST DATED August 24, 2026 ("Grantee"), her successors and assigns, all of Grantor's right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being Lot No. 85 as shown on Exhibit "A-1" to the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Hill Townhomes, Phase 2 Lot 2, of record in Instrument No. 20080325-0030014, said Register's Office, to which plan reference is hereby made for a more complete description.

Subject to the Plan of record shown on Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Hill Townhomes of record in Instrument No. 20080325-0030014 in said Register's Office, to which plan reference is hereby made for a more complete description, and the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070614-0071397, amended in Instrument No. 20080325-0030014, in said Register's Office, which sets forth assessments, liens, and other matters to which Declaration reference is hereby made for more particulars.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Being the same property conveyed to Cheonette Petion by Warranty Deed dated August 1, 2018 from Karun Plueksathorn and Suvaporn Pakpinpech, recorded August 6, 2018 as Instrument Number 20180806-0076919 in the Register's Office of Davidson County, Tennessee.

Being improved property known as 1068 Ashmore Drive, Nashville, TN 37211.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 24th day of August, 2026.

GRANTOR:

Cheonette Petion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Cheonette Petion, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 24 day of August, 2026.

Notary Pubic

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

Commission Expires: 3/9/29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Printed Name: Cheonette Petion
Grantee

Sworn to and subscribed before me this 24 day of August, 2026.

Notary Public

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 09, 2027

Commission Expires: 3/9/29

4899-8061-4488v.1
4899-8061-4488v1
2973333-000001 08/24/2026

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 8/24/26 (date of document).

Affiant Signature

8/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 03/09/2027

NOTARY'S SEAL:

