Karen Johnson Davidson County
Batch# 1480887 DEEDQC
10/06/2026 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261006-0091854

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 28 day of Sept, 24.

Notary Public

My Commission expires 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

NAME AND ADDRESS OF PROPERTY OWNER:
Anoulout Akhavanno
525 Cedarmont Dr
Antioch, TN 37013

SEND TAX BILLS TO:
Anoulout Akhavanno
525 Cedarmont Dr
Antioch, TN 37013

MAP AND PARCEL NUMBER: 173 01 0 105.00

QUITCLAIM DEED
26NT01823

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Anoulout Kounlavong and wife, Vilayphone Kounlavong

By these presents do remise, release and **QUITCLAIM** unto

Anoulout Akhavanno, a married man.

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Monte Carlo, Section 2-C of record in Plat Book 5200, Page 66, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Anoulout Kounlavong and wife, Vilayphone Kounlavong by Warranty Deed from John Boyd Grissom, Jr. and wife, Gina Alexander Grissom as recorded 07/01/1988 in Book 7589 at Page 329 as Document 45754.

Commonly Known As: 525 Cedarmont Dr, Antioch, TN 37013-4409

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of Sept, 2026.

Vilayphone Kounlavong

State of TN)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vilayphone Kounlavong**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 / 2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Witness our hands this 28th day of Sept, 2026.

(x) Kounlavong, A

nka Akhavanno, S

Anoulout Kounlavong now knows as Anoulout Akhavanno

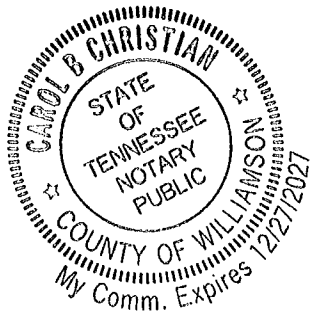
State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anoulout Kounlavong now knows as Anoulout Akhavanno**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Carol B Christian

Notary Public

My Commission expires: 12 / 27 /2027



Tennessee Certification of Electronic Document

I, Justin Foster 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 9-28-24 (date of document).

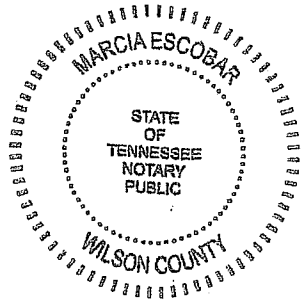
Affiant Signature

9-28-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 of Sept, 24.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027