WARRANTY DEED

File #12082962

BILL GARRETT, Davidson County
Trans: T20120083246 DEEDWARR
Recvd: 11/01/12 10:26 3 pgs
Fees: 18.00 Taxes: 370.00

20121101-0100412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID K.A. ROE GLEN — STATE OF TENNESSEE — NOTARY PUBLIC — WILLIAMSON COUNTY — My Commission Expires 07-1-2013

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yasser Ragy	New Owner	149-7-C-9CO
(NAME)	(NAME)	
821 Dover Glen Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Bunsri Thanasophon and Wife, Surapin Thanasophon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YASSER RAGYand MARIAN ISHAK, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9, on the plan of Highlands of Chelsea Village, Section One, as the same appears of record in Instrument No. 20060616-0071117 and in Instrument No. 20040309-0026802, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Bunsri Thanasophon and Surapin Thanasophong, husband and wife as joint tenants with rights of survivorship, by deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, dated 5/27/2005, of record in Instrument No. 20050607-0065064, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20040616-0071117 and in Instrument No. 20040309-0026802, said Register's Office.; Charter of Homeowner's Association, as of record in Book 8813, Page 192, said Register's Office.; Stormwater Detention Agreement, as of record in Instrument No. 20030226-0025748, said Register's Office.; 100 Year Floodplain Line located on rear lot line.; Declaration of Covenants, Restrictions and Conditions, as of record in Book 8082, Page 329, and in Book 8083, Page 386, and in Book 8842, Page 434, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **821 Dover Glen Drive, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 _____ day of October, 2012.

Bunsri Thanasophon

Surapin Thanasophon

Surapin Thanasophon

STATE OF CALIFORNIA

COUNTY OF _____

Before me, the undersigned Notary Public, personally appeared Bunsri Thanasophon and Surapin Thanasophon , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this _____ day of October, 2012.

Commission expires:

_____

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130

See attachment
California Jurat
Calif. Notarial Wording

CALIFORNIA JURAT WITH AFFIANT STATEMENT

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1
2
3
4
5
6

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 11th day of October, 2012, by

(1) Buensri Thanasophon,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (,)

(2) Surapin (and Thanasophon,
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)

Signature Elizabeth M Savage
Signature of Notary Public

ELIZABETH M. SAVAGE
Commission # 1972837
Notary Public - California
San Bernardino County
My Comm. Expires Mar 22, 2016

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here

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