Return To:
McCann & Hubbard
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Brentwood, TN 37027
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This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search; by:
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

Karen Johnson Davidson County
Batch# 235616 **DEEDWARR**
05/29/2019 09:45:24 AM 2 pgs
Fees: $13.00 Taxes: $296.00

20190529-0050520

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is $80,000.00.

Stacy D. Alessi
AFFIANT

Subscribed and sworn to before me this 9 day of May, 2019.

Shannon R Richardson
NOTARY PUBLIC

My Commission Expires: 3-9-2020

SHANNON R. RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

**Address New Owners as Follows:**
Jirapong Jenratha
3704 Tibbs Drive
Nashville, TN 37211

**Send Tax Bills To:**
New Owner
at property address

**Map-Parcel:**
113-060-199.00

# WARRANTY DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Punnee Reyes,** does hereby bargain, sell, and convey all of his/her/their undivided right, title and interest in the hereinafter described property to **Jirapong Jenratha**, Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 3 fronts 80 feet on the northerly side of Tibbs Drive and extends back between parallel lines, 145 feet to a dead line in the rear.

Being the same property conveyed to Punnee Reyes by Executor's Deed from Mary D. Sanders, Executrix of the Estate of William H. Taylor, of record as instrument 20180315-0024446, Register's Office for Davidson County, Tennessee. And being the same property referenced in Quitclaim Deed of record as instrument # 20190415-0033870 Register's Office for Davidson County, Tennessee.

Being known as 3704 Tibbs Drive, Nashville, TN 37211

Said property is conveyed subject to such restrictions, encumbrances, as are of record. Property taxes for the year 2019 have been assumed by Grantee.

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 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.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 9 day of May, 2019.

Punnee Reyes

**Punnee Reyes**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Punnee Reyes,** with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9 day of May, 2019.

Notary Public

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

My Commission Expires: 3-9-2020

JM Legal Taylor, Bill FSBO