WARRANTY DEED

Karen Johnson Davidson County
Batch# 518370 DEEDWARR
11/18/2020 02:37:59 PM 2 pgs
Fees: $13.00 Taxes: $562.40

20201118-0135997

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-JM-20-1001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JMAY, LLC a Nevada Limited Liability Company, series 57, the 1001 Kirby Drive Series, thereof	**New Owner**	
(NAME) **1955 Greenfield Drive**	(NAME)	**107-14-137.00**
(ADDRESS) **Reno, NV 89509**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHATSADY CHAYARATH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JMAY, LLC a Nevada Limited Liability Company, series 57, the 1001 Kirby Drive Series, thereof,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 113 on the Plan of Miro Meadows, of record in Plat Book 1424, Page 94, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phatsady Chayarath, married, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded December 28, 2011 in Instrument No. 20111228-0101454, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 94, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4288, Page 424, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1001 Kirby Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF NOVEMBER, 2020.

Phatsady Chayarath

Somphone Saengpaeth
**The said Somphone Saengpaeth joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHATSADY CHAYARATH AND SOMPHONE SAENGPAETH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2020.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212