Karen Johnson Davidson County
Batch# 741520 DEEDWARR
10/22/2021 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211022-0142032

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215857

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$400,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 15th day of October, 2021.

Notary Public
My Commission Expires: 4-13-25

CHEYENNE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2021, among:

MUAYAD TAYIB, AND BAHAR TAYIB, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

APICHAI CHARNPANICHKARN, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 87 on the Plan of Section 1, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 75 feet south side Huntington Parkway and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Muayad Tayib, and Bahar Tayib Bahar, husband and wife by Warranty deed from Brenda S. Snipes, Individuals and Trustee of The George D. Snipes, Jr. and Brenda S. Snipes Revocable Living Trust of record in Instrument No. 20061128-0146905 Register's Office for Davidson County, Tennessee, dated November 21, 2006 and recorded on November 28, 2006.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Muayad Tayib

Muayad Tayib

Bahar Tayib

Bahar Tayib

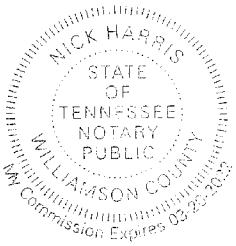
State of Tennessee

County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Muayad Tayib and Bahar Tayib, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of October, 2021.

Notary Public
My Commission Expires: 3/20/2022



Owner Name & Property Address:

Name: Apichai Charnpanichkarn
Address: 637 Huntington Pkwy
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Atlantic Union Bank
Address: 1800 Robert Fulton Dr. Ste. 350
City, State, Zip: Reston, VA 20191

Tax ID: 161-10-0-030.00

True Copy Certification

I, Yvette Meldrum, 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 October 15, 2021.

Signature
October 15, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this October 15, 2021.

Notary's Signature

My Commission Expires: 4-13-25

