# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF DECEMBER, 2021.

Notary Public

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-2025

MY COMMISSION EXPIRES:

BS-HFR-21-2311

Karen Johnson Davidson County
Batch# 776627 **DEEDWARR**
12/20/2021 09:46:53 AM 2 pgs
Fees: $13.00 Taxes: $1,997.63

20211220-0167659

**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) |
|---|---|---|
| **Pachavit Kasemsap** | NEW OWNER | |
| (NAME) | (NAME) | **070-04-0-211.00** |
| **2311 Iloilo Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (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, **JAMES FINEMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PACHAVIT KASEMSAP, A MARRIED MAN,** 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 the southerly 50 feet of Lot No. 46 and the northerly 50 feet of Lot No. 47 on the Plan of Dewey Heights Addition, as of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, and being described according to a survey by John M. Sullivan, Civil Engineer, on October 18, 1956 as follows:

Said parts of Lots No. 46 and 47 adjoin and front together 100 feet on the easterly side of Iloilo Street, and run back between lines 200 feet, more or less, on the southerly line and 265 feet on the northerly line to a line at the rear on which it measures 110 feet, more or less.

Being a portion of the same property conveyed to Thatia Brown and Precious Paul Brown by Installment deed from Edith R. Howse Wright of record in Book 3534, page 534 Register's Office for Davidson County , Tennessee, dated September 09, 1960 and recorded on April 15, 1963. (Value or consideration as shown in aforementioned deed $N.A.)

Affidavit Heirship recorded on June 26, 2020 in Instrument No. 20200626-0069241.

Being the same property conveyed to James Fineman by Warranty deed from Patrice Kuykindoll, Tony Brown, Freddie Brown, Kameisha Brown and Marzell Brown of record in Instrument No. 20200626-0069242 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 26, 2020. (Value of consideration shown in aforementioned deed $114,000.00.) Being also known as 2311 Iloilo Street Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 94, 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: **2311 Iloilo Street, Nashville, Tennessee 37207**.

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 17 DAY OF DECEMBER, 2021.

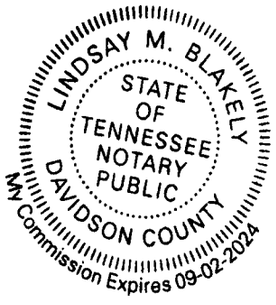
James Fineman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FINEMAN, 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 December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)




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