Karen Joh
Batch# 803869
02/11/2022 09:21:44 AM
Fees: $12.00 Taxes: $0.00

DEEDQC
2 pgs

20220211-0015928

PREPARED BY:
(and return to:)

JON S. JABLONSKI, ESQ.
320 SEVEN SPRINGS WAY, SUITE 250
BRENTWOOD, TN 37027
(615) 386-7164

QUITCLAIM DEED

Address of New Owner(s)	Send Tax Bills To:	Map and Parcel Numbers
PSK LLC 2213 8TH AVENUE S Nashville, TN 37204-2205	PSK LLC 2213 8TH AVENUE S Nashville, TN 37204-2205	10514006400

THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAMINATION. THE LEGAL DESCRIPTION HEREIN IS THE SAME LEGAL DESCRIPTION IN THE PRIOR DEED OF RECORD.

Know all men by these presents that Boonjit Kopsombut, as the widow of Prayote Kopsombut and survivor of the Tenancy by the Entirety, for and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, hereby quitclaims and conveys to PSK LLC, a Limited Liability Company formed under the laws of Tennessee, any and all interest that she has in the following real property situated in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 64 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey of A & A Engineers, Inc., dated December 14, 1989, as follows:

Beginning at an iron pin in the westerly right of way margin of Eighth Avenue South, said pin being 250 feet, plus or minus, north of the northerly right of way margin of Bradford Avenue; thence leaving said right of way S 78 deg. 02' 55" W 231.34 feet to an iron pin in the easterly right of way margin of an alley; thence with said right of way N 1 deg. 43' 27" E 102.3 feet to an iron pin; thence leaving said right of way N 77 deg. 53' E 207.01 feet to an iron pin in the westerly margin of Eighth Avenue South; thence with said right of way S12 deg. 02' E 100 feet to the point of beginning.

Being the same property conveyed to Prayote Kopsombut and wife, Boonjit Kopsombut by deed recorded on November 21, 2012, in instrument number 20121121-0107293, Registers Office for Davidson County Tennessee. Prayote Kopsombut having deceased on the 15th day of September 2021, and being survived by his spouse, Boonjit Kopsombut.

This is improved property known as 2213 8th Avenue, South, Nashville, TN 37204.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 2 day of Feb. 2022.

Boonjit Kopsombut

Boonjit Kopsombut

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, Delia Rivera, a Notary Public in and for said County and State, the within named, Boonjit Kopsombut, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Orlando, Florida, this 2 day of Feb. 2022.

Notary Public

DELIA RIVERA NOTARY My Comm. Expires June 27, 2025 Comm. # HH 145692 PUBLIC STATE OF FLORIDA

My Commission Expires: June 27, 2025

STATE OF Florida)
COUNTY OF Orange)

The actual consideration for this transfer is $ 0.00.

Boonjit Kopsombut

Affiant

Subscribed and sworn before me this 2 day of FEB 2022.

NOTARY PUBLIC

DELIA RIVERA NOTARY My Comm. Expires June 27, 2025 Comm. # HH 145692 PUBLIC STATE OF FLORIDA

My Commission Expires: June 27, 2025