WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $813,000.00.

Affiant

Subscribed and sworn to me on March 14th 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

Karen Johnson Davidson County
Batch# 822667 DEEDWARR
03/15/2022 02:06:15 PM 3 pgs
Fees: $18.00 Taxes: $3,008.10

20220315-0030123

RTP to:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35348

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Savannah M. Warren 101 Glendower Court Nashville, TN 37204	NEW OWNER	131-08-0E-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Boonchai Kopsombut, unmarried, and Prapaporn Kopsombut, unmarried**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Savannah M. Warren, unmarried**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Glendower as of record in Plat Book 6250, page 927, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Boonchai Kopsombut, unmarried, and Prapaporn Kopsombut, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Boonchai Kopsombut, unmarried, of record on January 9, 2020 as Instrument No. 20200109-0003284, Registers Office for Davidson County, Tennessee.

Also being the same property conveyed to Boonchai Kopsombut and wife, Isyaporn Chariyaves, by Quitclaim Deed from John F. Paar and Jack P. Herd, both unmarried, of record on December 1, 2008 as Instrument No. 20081201-0116288, Register's Office for Davidson County, Tennessee. Also see Divorce Decree, Docket #08D3223 in the Fourth Circuit Court for Davidson County, Tennessee, and Quitclaim Deed of record on August 29, 2005 as Instrument No. 20050829-0103480, and Warranty Deed of record on January 7, 2004 as Instrument No. 20040107-0002542, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

101 Glendower Court, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (Zip)

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, her heirs and assigns forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 14th day of March, 2022.

WIITNESSES AS TO SIGNATURE OF BOONCHAI KOPSOMBUT BY PRAPAPORN KOPSOMBUT AS ATTORNEY-IN-FACT, BY MARK:

Joseph H. Johnston

Mandy Smith

PK

Boonchai Kopsombut by Prapaporn Kopsombut as Attorney-In-Fact

PK

Prapaporn Kopsombut

WIITNESSES AS TO SIGNATURE OF PRAPAPORN KOPSOMBUT BY MARK:

Joseph H. Johnston

Mandy Smith

[NOTARY ACKNOWLEDGEMENTS COMMENCE ON PAGE 3]

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Prapaporn Kopsombut with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Boonchai Kopsombut pursuant to Power of Attorney of record on March 7, 2022 as Instrument No. 20220307-0025855, and as his attorney-in-fact, executed the within instrument on his behalf for the purposes therein contained, having authority as to so act, as the free act and deed of the said Boonchai Kopsombut and Prapaporn Kopsombut.

Witness my hand and official seal this 14th day of March, 2022.

NOTARY PUBLIC

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/2/2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Prapaporn Kopsombut to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this 14th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY