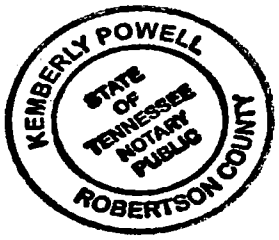
Karen Johnson Davidson County
Batch# 830028 DEEDWARR
03/28/2022 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20220328-0035678

| | |
|---|---|
| **WARRANTY DEED**<br> | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$495,000.00.**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2022.<br>Notary Public<br>MY COMMISSION EXPIRES: 4.23.25<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Natalia Pelaz<br>4505 Harding Pike #174<br>Nashville, TN 37205 | Rooftop Mtg, LLC<br>2611 Internet Blvd. Ste 201<br>Frisco TX 75034 | 116-03-0B-174-00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kitti Yindiphol, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Natalia Pelaz, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 174 on the Plan of Royal Oaks Apartments, Condominium Apartments of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, Page 972, said Register's Office.

Being the same property conveyed to Kitti Yindiphol, a married man, by Warranty Deed from Kathryn Hall and William H. Swiggart, Trustees of the Kathryn Swiggart Hall Trust, dated 06/19/2020 and recorded 06/22/2020, of record in Instrument 202006220066588, Register's Office for Davidson County, Tennessee.

The subject property is not now nor has ever been the primary or marital residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 4505 Harding Pike #174, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 24th day of February, 2022.

Kitti Yindiphol

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

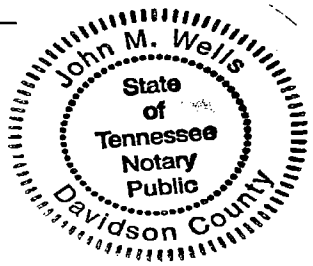
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kitti Yindiphol with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 24th of February, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)



**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 3/24/2022 (date of document)

Affiant Signature

3/21/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21st day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY