Karen Johnson Davidson County
Batch# 835834 DEEDWARR
04/07/2022 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20220407-0040165

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Amrock, LLC 662 Woodward Ave. Detroit, MI 48226	Shaun Parker 7 Lutie St. Nashville, TN 37210

Order Number: 71559133-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Khamta Nuanmanee, widowed and not remarried, and Phiengjai Sayvone, fka Phiengjai Nuanmanee, married to ~~Southbhai Paybone,~~** Southchai Sayvone SS for Two Hundred Seventy Thousand Dollars and 00/100 ($270,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Shaun Parker, a married man,** whose address is 7 Lutie St., Nashville, TN 37210, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 36 on the Plan of Rosewood Estates, Section 3, as of record in Plat Book 4955, Page 125, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 11906035800
Street address of property: 7 Lutie St., Nashville, TN 37210
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20110805-0060497 in the Register's Office, Davidson County, Tennessee.

Signed this 13th day of December, 2021.

Signature of Grantor(s):

KHAMTA NUANMANEE
Khamta Nuanmanee

Phiengjai Sayvone FKA Phiengjai Nuanmanee
Phiengjai Sayvone,
fka Phiengjai Nuanmanee

~~Southbhai Faybone~~ SS Southchai Sayvone
~~Southbhai Faybone~~ Southchai Sayvone

STATE OF TN, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 13th day of December, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Khamta Nuanmanee, Phiengjai Sayvone, fka Phiengjai Nuanmanee and ~~Southbhai Faybone~~ Southchai Sayvone, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public MATT DECKARD
Commission expires 6/18/23

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PCL 71559133DWAR01010203

Property Address: 7 Lutie St., Nashville, TN 37210
Tax Parcel: 11906035800

Oath of Consideration

I or we, Phiengjai Sayvone FKA Phiengjai Nuanmanee, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 13th day of December, 2021.

Signatures of Affiant(s):

Phiengjai Sayvone FKA Phiengjai Nuanmanee

Sworn and subscribed before me this 13th day of December, 2021

Notary Public MATT DECKARD

commission expires 6/18/23

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

PCL 71559133DWAR01010303

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 11906035800

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF ROSEWOOD ESTATES, SECTION 3, AS OF RECORD IN PLAT BOOK 4955, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 7 Lutie St, Nashville, TN 37210-5207

Being the same property conveyed to Khamta Nuanmanee and Phiengjai Nuanmanee, by deed dated August 5, 2011 of record in Deed Instrument/Case No. 20110805-0060497, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, PETSY LANZOTTI, do hereby make oath that I am a licensed attorney and/or the custodian 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 12/13/2021 (date of document).

Affiant Signature

Dec 14, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of December, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026