Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 851457 DEEDWARR
05/05/2022 03:15:04 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220505-0052196

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 4th day of May , 2022.

Notary Public
My commission Expires:

JOHN CHARLES ROQUELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Ruben Alvarez 161 Tusculum Road, Nashville, TN 37013	150 3rd Avenue South, Suite 1000 Nashville, TN 37201	162-06-0-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anekchai Kaewkhao, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ruben Alvarez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, being Lot No. 16 on the Plan of Old Tusculum Road Heights, as of record in Plat Book 4300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morris and Bell Properties, LLC, by Quitclaim Deed from Autumn Morris and Charles R. Bell of record in Instrument No. 20070717-0085161 dated July 06, 2007 and recorded July 17, 2007, as corrected in Instrument No. 20120717-0062921, dated July 06, 2007, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Anekchai Kaewkhao by Warranty Deed from Morris and Bell Properties, LLC, dated December 17, 2020 and recorded December 29, 2020, of record in Instrument No. 20201229-0153808, as corrected in Affidavit of Scrivener's Error recorded April 27, 2022, Instrument No. 20220427-0048576, and additionally corrected by the Notary Certificate of Correction recorded April 28, 2022, Instrument No. 20220428-0048935 in the Register's Office of Davidson County, Tennessee.

This is [ ] improved [ ] unimproved property known as 161 Tusculum Road, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2022.

ANEKCHAI KAEWKHAO
Anekchai Kaewkhao

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Anekchai Kaewkhao, an unmarried person,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 4th day of May, 2022.

Merissa L Leaver
Notary

My commission expires: 11/22/2025

