Karen Johnson Davidson County
Batch# 873423 DEEDQC
06/17/2022 09:28:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220617-0069462

Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. PS22263105R

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NOPADOL SILPACHARN ROTSUKHON SILPACHARN	NOPADOL SILPACHARN ROTSUKHON SILPACHARN	133-10-0-017
3734 TIBBS DRIVE NASHVILLE, TN 37211	3734 TIBBS DRIVE NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NOPADOL SILPACHARN, WHO ERRONEOUSLY TOOK TITLE AS NAPAPOL SILPACHARN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **NOPADOL SILPACHARN AND ROTSUKHON SILPACHARN, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LOT NO. 18 ON THE PLAN OF LEONARD HEIGHTS, OF RECORD IN BOOK 2330, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NO. 18 FRONTS 72 FEET ON THE EASTERLY MARGIN OF TIBBS DRIVE AND RUNS BACK BETWEEN LINES 140 FEET ON THE NORTHERLY SIDE AND 140 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR AND MEASURES 72 FEET ON SAID DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO NAPAPOL SILPACHARN BY A DEED DATED ON 07/31/2003 AND RECORDED 08/13/2003 IN INSTRUMENT/DOCUMENT NO. 20030813-0116512, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 3734 TIBBS DRIVE, NASHVILLE, TN 37211

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 19 day of APRIL, 2022

NOPADOL SILPACHARN

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tenina Moore of the state and county mentioned, personally appeared **NOPADOL SILPACHARN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public
Printed Name: Tenina Moore
My Commission Expires: 11-06-24

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00** .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 19 day of April, 2022

Notary Public
My commission expires: 11-06-24

TENINA MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Escrow File Number: **PS22263105R**

EXHIBIT "A" – LEGAL DESCRIPTION

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LOT NO. 18 ON THE PLAN OF LEONARD HEIGHTS, OF RECORD IN BOOK 2330, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NO. 18 FRONTS 72 FEET ON THE EASTERLY MARGIN OF TIBBS DRIVE AND RUNS BACK BETWEEN LINES 140 FEET ON THE NORTHERLY SIDE AND 140 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR AND MEASURES 72 FEET ON SAID DEAD LINE.

BEING THE SAME PREMISES CONVEYED UNTO NAPAPOL SILPACHARN, MARRIED, BY VIRTUE OF WARRANTY DEED FROM ROBERT O. LYNN AND WIFE, MARY P. LYNN, DATED JULY 31, 2003, RECORDED AUGUST 13, 2003, IN INSTRUMENT: 20030813-0116512.

PARCEL ID: 133-10-0-017

Tennessee Certification of Electronic Document

I, Anthony Davis, 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 April 19, 2022 (date of document).

Affiant Signature

04/19/2022

Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 19th day of April, 2022.

Samantha Herrmann

Notary's Signature

MY COMMISSION EXPIRES: 4/6/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SAMANTHA HERRMANN - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419542

Commonwealth of Pennsylvania - Notary Seal
SAMANTHA HERRMANN - Notary Public
Montgomery County
My Commission Expires April 6, 202
Commission Number 1419542