Karen Johnson Davidson County
Batch# 878734 DEEDWARR
06/27/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20220627-0073304

Name and Address of New Owner:
Andre Vorasak Phosarath, Siliphone Katie Phosarath, and Sengphet Phosarath
50 Ocala Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 162 07 0 185.00

# 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, **Ladda Sonbouttasene**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Siliphone Katie Phosarath and Sengphet Phosarath, wife and husband, and Andre Vorsak Phosarath, a single man ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF WHITTEMORE VALLEY, SECTION ONE, AS OF RECORD IN BOOK 6250, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 21, WHICH IS A CORNER LOT, FRONTS 150.00 FEET ON THE SOUTHERLY MARGIN OF TUSCULUM ROAD, AND FRONTS 54.93 FEET ON THE WESTERLY MARGIN OF OCALA DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET AND EXTENDS BACK 58.00 FEET ON THE WESTERLY LINE AND 169.56 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

Being the same property conveyed to Phalboun Boupharath and Ladda Boupharath by Warranty Deed from John W Griffin DBA Griffin Contractors and Marsha Griffin of record as (book) 6832 / (page) 125 in the Register's Office for Davidson County, Tennessee, dated April 17, 1986 and recorded on April 18, 1986.

FOR INFORMATION ONLY: BEING PARCEL 162 07 0 185.00
BEING ALSO KNOWN AS: 50 OCALA DRIVE, ANTIOCH, TN 37013 (AS PER UPS) AND 135 TUSCULUM
ROAD, ANTIOCH, TN 37013 (AS PER THE ASSESSORS OFFICE)
SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

***Phaiboun Boupharath who is now deceased, is survived by Ladda Sonbouttasene as the only heir**

***Ladda Boupharath and Ladda Sonbouttasense are one in the same**

***Samuel Sonbouttasene hereby signs to convey any marital rights to the property**

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 17th day of June, 2022.

Ladda Sonbouttasene (SEAL)
Ladda Sonbouttasene

(SEAL)
Samuel Sonbouttasene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2022, before me personally appeared Ladda and Samuel Sonbouttasene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2022.

BRITTANY TRENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Signature
My commission expires:

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Fernandez
(Affiant)

Sworn to and subscribed before me this
17th day of June, 2022.

BRITTANY TRENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Notary Public
My commission expires: 3-3-26
File No. 2022-4706-BT

**Tennessee Certification of Electronic Document**

I, Sharon Fernandez, 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 6/17/22 (date of document).

Affiant Signature

6/22/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

