Karen Johnson Davidson County
Batch# 879148 DEEDWARR
06/28/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220628-0073874

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater, is $475,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2022.

Notary Public
My commission expires: 11/8/23

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Parit Burintrathikul	New Owner	142-10-0E 063.00
7615 Veranda Ct		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samantha Hunter Janssen F/K/A Samantha Hunter, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PARIT BURINTRATHIKUL, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Certain real estate in Davidson County, Tennessee, more particularly described as follows:

Being Unit 63 of Bellevue Station, Phase Two, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160108-0001959, and in Supplemental Declaration of record in Instrument No. 20160926-0101494, corrected in Scrivener's Affidavit of record in Instrument No. 20161025-0112596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a full and complete description of said Unit.

Being the same property conveyed to Samantha Hunter, a single woman, by deed dated 08/29/2017, from Parkside Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20170914-0093826, Register's Office for said County. The said Christopher Janssen is joining in this conveyance to convey any and all marital interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7615 Veranda Ct, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 23rd day of June, 2022.

Samantha Hunter Janssen

Christopher Janssen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samantha Hunter Janssen F/K/A Samantha Hunter and Christopher Janssen, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2022.

My commission expires: 9/18/22

Notary Public



Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.23.22.

Affiant Signature

6.23.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of June, 2022

Notary Signature

My Commission Expires: 11/8/22

