PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 903670 DEEDWARR
08/15/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220815-0092519

Ivey Title, LLC Ref: (DM) Title No.: 62743
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James D. Henderson Ashlie A. Henderson 539 Eastboro Drive Nashville, TN 37209	James D. Henderson Ashlie A. Henderson 1844 Waterbury Lane Chattanooga, TN 37421

TAX MAP PARCEL NUMBERS: 091090E00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nuchjaree Khunchana and Johnathon Speed, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **James D. Henderson and Ashlie A. Henderson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit "B" as shown on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for Eastboro 537-543 Townhomes of record in Inst. No. 20130911-0096026, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nuchjaree Khunchana and Johnathon Speed, wife and husband, by Warranty Deed from Elaine M. Perrotto, a single woman, dated December 23, 2016 and recorded on December 28, 2016, of record in Inst. No. 20161228-0136200, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, as shown on Exhibit "C" to the Declaration of Covenants Conditions and Restrictions for Eastboro 537-543 Townhomes of record in Inst. No. 20130911-0096026, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20130911-0096026, amended in Inst. No. 20140506-0038561, Inst. No. 20140514-0041170, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Eastboro 537-543 Townhouse Corporation of record in Inst. No. 20140514-0041356, said Register's Office.

This is improved property, known as 539 Eastboro Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10 day of August, 2022.

Nuchjaree Khunchana

Johnathon Speed

State of Texas

County of Denton

On this 10 day of August, 2022, before me the undersigned authority, personally appeared Nuchjaree Khunchana and Johnathon Speed, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 11/06/2023

THOMAS J INGRAM
Notary ID #126656689
My Commission Expires
November 6, 2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 10 day of August 2022.

Notary

My Commission Expires: 6-24-2023

Michols
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 8.10.2022 (date of document).

Affiant Signature

August 10, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2023

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson