Karen Johnson Davidson County
Batch# 948888 DEEDWARR
12/07/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20221207-0127719

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|---|---|
| TAYLOR HUBBARD TENNESSEE NOTARY PUBLIC My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF Williamson**<br>The actual consideration or value, whichever is greater, for this transfer is $600,000.00<br>Affiant<br>Subscribed and sworn to before me, this 7th day of December, 2022.<br>Notary Public<br>My commission expires: |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Baan Boon, Inc.** | **New Owner** | **172-06-0-050.00** |
| **2835 Sail Breeze Way** | | |
| **Kissimmee, FL 34744** | | |

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 ACKNOWLEDGE, WE,

**Boonjit Kopsombut, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Baan Boon, Inc., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Resubdivision of Reserve Parcel "A", Section 4, Harvard Estates of record in Book 4885, Page 191, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Prayote Kopsombut and wife, Boonjit Kopsombut, and Win Myint and wife, Patti Myint, by Warranty Deed from Mary Frances White, unmarried, dated November 26, 1990, of record in Book 8244, Page 255, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Prayote Kopsombut and wife, Boonjit Kopsombut by Quitclaim Deed from Prayote Kopsombut and wife, Boonjit Kopsombut and Win Myint and wife, Patti Myint, dated May 25, 1995, of record in Book 9688, Page 551, Register's Office for Davidson County, Tennessee. Prayote Kopsombut having since died on September 15, 2021, and the property has vested solely in Boonjit Kopsombut.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 4885, Page 191, Register's Office for Davidson County, Tennessee.
Restrictive Covenants contained in an instrument of record in Book 4681, Page 75, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8131 Cloverland Drive, Nashville, TN 37211

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 that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 7th day of December, 2022

Boonjit Kopsombut

Boonjit Kopsombut

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Boonjit Kopsombut,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **22-692**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

Certificate of Authenticity

I, Russell J. McCann, 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

December 7, 2022.

Date

Affiant Signature

December 7, 2022

State of TN
County of Williamson

Sworn to and subscribed before me this 7th day of December, 2022

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON