This instrument prepared by:
Hung Dam
775 Old Walton Rd.
Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 996417 DEEDWARR
04/26/2023 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20230426-0030705

Owner/Responsible Taxpayer
Wisarut Sinchai
1413 Winthorne Dr.
Nashville, TN 37217

Map/Parcel No.: 120 09 0 102.00

MIS FILE NO: 1996384

WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of April, 2023, by and between Hung Dam and wife, Hai Pham, whose address is 775 Old Walton Rd., Cookeville, TN 38501 party of the first part, and Wisarut Sinchai, unmarried, whose address is 319 Shepherd Hill Rd., Cookeville, TN 38501 party of the second part,

WITNESSETH: That for and in consideration of Three Hundred Fifty Thousand Dollars ($350,000.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Hung Dam and wife, Hai Pham by Deed from Helen L. Adams of record as Instrument No. 20011025-0116897 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1413 Winthorne Dr., Nashville, TN 37217

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

HUNG DAM
Hung Dam

Hai P
Hai Pham

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF Putnam)

Personally appeared before me, Trevor H. Cooley, a Notary Public in and for said County and State, Hung Dam and Hai Pham the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of Apr, 2023.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 5/27/2025

TREVOR H COOLEY
STATE OF TENNESSEE NOTARY PUBLIC
MOORE COUNTY
MY COMMISSION EXPIRES MAY 27, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF Putnam)

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 $350,000.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(4), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

HUNG DAM
Hung Dam

Hai P
Hai Pham

Witness my hand, at office, this 24 day of Apr, 2023.

NOTARY PUBLIC

NOTARY STAMP/SEAL

Notary Commission Expires: 5/27/2025

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

TREVOR H COOLEY
STATE OF TENNESSEE NOTARY PUBLIC
MOORE COUNTY
MY COMMISSION EXPIRES MAY 27, 2025

Commitment No 1996384

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 5A-66 ON THE PLAN OF GLENGARRY PARK SUBDIVISION, SECTION 5 A, AS OF RECORD IN BOOK 3300, PAGE 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5A-66 FRONTS 90 FEET ON THE WESTERLY SIDE OF FINLEY DRIVE AND RUNS BACK BETWEEN LINE 234.8 FEET ON THE NORTHERLY SIDE AND 241 .7 FEET ON THE SOUTHERLY SIDE TO A BROKEN LINE AT THE REAR ON WHICH IT MEASURES 91.9 FEET THEREON.

Parcel ID: 120 09 0 102.00

Commonly known as 1413 WINTHORNE Drive, Nashville, TN 37217
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20011025-0116897 in the Register's Office of Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Mary Perdok, 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 04/24/2023 (date of document)

Affiant Signature - Mary Perdok

Date: 04/24/2023

State of Ohio
County of Cuyahoga

Sworn to and subscribed before me this 24 day of APRIL, 2023.

Notary Public

My Commission Expires: 06/26/2027

Notary Seal

PIA BEHM
Notary Public
State of Ohio
My Comm. Expires
June 26, 2027