WARRANTY DEED

Karen Johnson Davidson County
Batch# 1040427 DEEDWARR
08/21/2023 09 56 04 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20230821-0064887

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF AUGUST, 20 23

Notary Public

MY COMMISSION EXPIRES 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Radha Chulirashaneekorn and Maesa Chulirashaneekorn		
(NAME) 5009 Kentucky Avenue	(NAME) New Owner	091 07 0 514 00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RADHA NAVIN PATEL CHULIRASHANEEKORN AND MAESA CHULIRASHANEEKORN, WIFE AND HUSBAND,** 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. 916 in Block No. 138 on the Plan of No. 1 West Nashville of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elliott Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220520-0058632, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022 and recorded on May 20, 2022.

Being a portion the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Warranty Deed from Evelyn Marie Parrish, unmarried, of record in Instrument No. 20220520-0058630, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022 and recorded on May 20, 2022.

Being a portion the same property conveyed to Evelyn Marie Parrish and husband, Frank Joseph Parrish, by Warranty Deed from James R. Foriest, a single man, of record in Instrument No. 20060420-0045382, in the Register's Office of Davidson County, Tennessee, dated April 14, 2006 and recorded on April 20, 2006. The said Frank Joseph Parrish died on July 17, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. .

unimproved
This is improved x property, known as 5009 Kentucky Avenue, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with 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 hand this 18th day of August, 2023

ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY _____ 8/18/23

MICHAEL R ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elliott Development, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 18th day of August, 2023.

Commission expires

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public