WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048139 DEEDWARR
09/11/2023 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,130.46
20230911-0070904

File No. DH-23-5186

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

RETURN TO AND THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suwimon Yimnoi	Smiley Thai	
(NAME)	(NAME)	091-10-0V-023.00-CO
11356 Lebanon Road	11356 Lebanon Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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, I/we, **Thomson Koshy Vaidyan and Elizabeth Paulkate Vaidyan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suwimon Yimnoi, a married woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 23, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sterling Point, a Horizontal Property Regime with Private Elements of record as Instrument No.20180806-0077219 and First Amendment record in Instrument No. 20180808-0078139 and Second Amendment record in Instrument No 20220525-0060680 and being shown on Plat attached thereto as Exhibit "B", 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 Thomson Koshy Vaidyan and Elizbaeth Paulkate Vaidyan by Warranty deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210505-0060443 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 05, 2021.

This is property more commonly known as 233 Sterling Point Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

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 this 8th day of September, 2023.

Thomson Koshy Vaidyan by Joshua L. Hunter, his Attorney-In-Fact

Elizabeth Paulkate Vaidyan by Joshua L. Hunter, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joshua L. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Thomson Koshy Vaidyan and Elizabeth Paulkate Vaidyan and that this instrument was executed on behalf of the said Thomson Koshy Vaidyan and Elizabeth Paulkate Vaidyan for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _202309110070903_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 8th day of September, 2023.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 8, 2023**.

Date

DHardwick

Affiant Signature

September 11, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026