Karen Johnson Davidson County
Batch# 1101311 DEEDWARR
02/14/2024 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20240214-0010427

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-31

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Vicki L. Eatherly	New Owner	104 04 0E 404.00
(NAME) 1101 18th Avenue South #404	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Pawin Jiramongkolchai and Srilak Jiramongkolchai, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Vicki L. Eatherly, an unmarried woman** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit No. 404, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760, Register's Office for Davidson County, Tennessee.

Parking Space Number 63 is included as an appurtenance to this unit. This appurtenance is deed with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Pawin Jiramongkolchai, husband and wife, Srilak Jiramongkolchai, by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, A of record in Instrument No. 20080520-0051777, in the Register's Office of Davidson County, Tennessee, dated February 26, 2008 and recorded on May 20, 2008.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1101 18th Avenue South, 404, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs, and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 12 day of February, 2024.

GRANTORS:

Pawin Jiramongkolchai

Srilak Jiramongkolchai

STATE OF _____)

COUNTY OF _____

SEE ATTACHED CERTIFICATE

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Pawin Jiramongkolchai and Srilak Jiramongkolchai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this ___ day of February, 2024.

_____
Notary Public

My Commission Expires: _____

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

State of California

County of Los Angeles

On this the 12th day of Feb 2024, before me, Ravinder Bhalla, Notary Public, personally appeared Pawin Tiramongkolchai & Soilak Tiramongkolchai who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

RAVINDER BHALLA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373079
LOS ANGELES COUNTY
My Comm. Exp. September 1, 2025

Signature of Notary Public

(Seal)

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: Warranty Deed

Document Date: 02-12-2024 **Number of Pages:** 2

Signer(s) Other than Named Above: - NONE -

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 February 14, 2024.

Signature
Date: February 14, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of February, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025