Karen Johnson Davidson County
Batch# 1208106 DEEDQC
11/25/2024 08:28:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20241125-0091723

THIS INSTRUMENT PREPARED BY: WOOD STABELL LAW GROUP, PLLC 4535 Harding Pike Ste. 100 Nashville, Tennessee 37205 (615) 356-7755	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0- Affiant Subscribed and sworn to before me, this 21st day of NOV, 2024. Notary Public My Commission Expires:
Address New Owner: The Estate of Apichai Charnpanichkarn 3424 Benham Ave. Nashville, TN 37215	Send Tax Bills to: Same Tax Information: Map-Parcel 117-07-4-G-001.00CO

NANCY W. STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Chotithat Tanyachutsonranan** and **Jayden Charnpanichkarn** (hereinafter collectively referred to as the "Grantor"), does hereby quitclaim and convey unto **The Estate of Apichai Charnpanichkarn** (hereinafter, the "Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which are described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

These are improved properties known as 3424 Benham Ave., Nashville, TN 37215.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 21st day of Nov., 2024.

GRANTORS

JAYDEN CHARNPANICHKARN

Benyarak Tangchewinsatien, in her capacity as guardian of Jayden Charnpanichkarn

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 Benyarak Tangchewinsatien, to me known to be the person who executed the foregoing instrument as guardian of Jayden Charnpanichkarn, the bargainor, and acknowledged that Benyarak Tangchewinsatien, executed the same as the free act and deed of the said guardian for Jayden Charnpanichkarn for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this 21st day of November, 2024.

Notary Public

My commission expires: NANCY W. STABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commiss. 07-06-2026

CHOTITHAT TANYACHUTSONRANAN

กัญญ์ปัน

Kanyanunn Tanyachutsonranan, in her capacity as guardian of Chotithat Tanyachutsonranan

STATE OF ~~Kingdom of Thailand~~
COUNTY OF ~~Bangkok Metropolis~~ ~~Embassy of the United States of America~~ } ss

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kanyanunn Tanyachutsonranan, to me known to be the person who executed the foregoing instrument as guardian of Chotithat Tanyachutsonranan, the bargainor, and acknowledged that Kanyanunn Tanyachutsonranan, executed the same as the free act and deed of the said guardian for Chotithat Tanyachutsonranan for the purposes therein contained.

Witness my hand and seal, at Office in aforesaid County and State, this _____ day of 29 OCT 2024, 2024.

Notary Public

My commission expires: Indefinite

EXHIBIT A TO THE QUITCLAIM DEED

Property Description

Land in Davidson County, Tennessee, being Unit 1 of Homes at 3424 & 3426 Benham Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3424 & 3426 Benham Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170922-0097542, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3424 & 3426 Benham Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170922-0097542, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed equally to Chotithat Tanyachutsonranan and Jayden Charnpanichkarn by operation of law upon the death of Apichai Charnpanichkarn pursuant to Sections 31-2-103 and 104 of the Tennessee Code Annotated.

Certificate of Authenticity

I, Lisa Farris, 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 11-21-2024.

Date

Lisa Farris

Affiant Signature

11-22-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of NOVEMBER, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

