Karen Johnson Davidson County
Batch# 1208356 DEEDQC
11/25/2024 02:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241125-0092067

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 21 day of November, 2024. Notary Public My Commission Expires:

Address New Owner: The Estate of Apichai Charnpanichkarn 411 Thompson Lane Nashville, TN 37211	Send Tax Bills to: Same	Tax Information: Map-Parcel 161 10 0 030.00

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 637 Huntington Pkwy., Nashville, TN 37211.

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 November, 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
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 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

Tia N. Martin
Notarizing Officer
Bangkok, Thailand

My commission expires: Indefinite

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of Section 1, Huntingdon Park of record in Plat Book 4175, Page 10, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 75 feet south side Huntingdon Parkway and extends back between parallel lines 160 feet to a deadline.

Being the same property conveyed to Apichai Charnpanichkarn, unmarried, by deed from MUAYAD TAYIB and wife, BAHAR TAYIB, of record as Instrument No. 20211022-0142032, dated October 15, 2021, said Register's Office.

APICHAI CHARNPANICHKARN died intestate on or about June 14, 2022, leaving JAYDEN CHARNPANICHKARN and CHOTITHAT TANYACHUTSONRANAN, as his only heirs at law. For further reference, see Agreed Order Regarding Legal Heirs of Decedent, dated January 11, 2023, or record at Docket No. 22P-1245. In the Seventh Circuit Court for The Twentieth Judicial District, State of Tennessee, Metropolitan Nashville-Davidson County (Probate Division).

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

11-25-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of November, 2024.

Danielle Dunn

Notary's Signature

My Commission Expires: May 5, 2025

Date

Notary's Seal (if on paper)

DANIELLE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY