Karen Johnson Davidson County
Batch# 1252225 DEEDWARR
03/26/2025 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,450.40
20250326-0022576

WARRANTY DEED

NICOLE ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $392,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/24/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES August 19, 2028

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 2260 Murfreesboro Pike
Nashville, TN 37217
file # 1051-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mariam Reyad	**US Bank N.A**	135-00-0-020.00
2025 Rice Avenue	4801 Frederica St	
Nashville, TN 37217	Owensboro, KY 42301	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mr. Donekeo Don Southichak a/k/a Donekeo Don Southichak, a married man, and Bounmy Southichak, a widow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mariam Reyad, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows, to-wit:

Property having Lot No. 15, with the Section No. 2DX-82, and having the following description: Land in Davidson County, Tennessee, being Lot No.15 and a part of a strip lying Northwesterly and in the rear of said lot as shown the plan of D.W. White's Subdivision at Una, Tennessee, not of record, described according to a copy of a survey made by S.M. McMurray Engineering Co., May 15, 1934, as follows:

Beginning at a point in the Southwesterly margin of Rice Avenue at the common corner of Lots No.15 and 16; thence in a Southwesterly direction along the line of said lots and along the of said lots extended. 200 feet to a point; thence Northeasterly 123.5 feet to a point; thence in a Northeasterly direction, along the Northerly line of Lot No.15 and said line extended 205.4 feet to the Southwesterly margin of said Avenue; thence with said Avenue Southwesterly 79 feet to the point of beginning.

Being the same property conveyed to Mr. Donekeo Don Southichak, Sisavath Southichak, Bounmy Southichak by Quit Claim deed from Mr. Sisavath Southichak and Mrs. Bounmy Southichak of record in Instrument No. 20211124-0156450 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on November 24, 2021.

Sisavath Southichak, having died on December 24, 2023, his interest in said property vesting in Bounmy Southichak as the surviving tenant by the entirety.

Rachel Southichak, spouse of Mr. Donekeo Don Southichak, joins herein to voncey any and all right, title, claim and interest she may have in the subject prperty by viture of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 2025 Rice Avenue Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on March 24, 2025.

Mr. Donekeo Don Southichak a/k/a Donekeo Don Southichak by Ella Southichak, his AIF

Mr. Donekeo Don Southichak a/k/a Donekeo Don Southichak by Ella Southichak, his Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ella Southichak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of Mr. Donekeo Don Southichak a/k/a Donekeo Don Southichak, and acknowledged that she executed the same as the free act and deed of the said Mr. Donekeo Don Southichak a/k/a Donekeo Don Southichak for the purposes therein contained, by virtue of a Power of Attorney recorded in instrument #__202503260022575__ in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this March 24, 2025.

Notary Public

My Commission Expires: August 19, 2028



Witness my hand on March 24, 2025.

Bounmy Southichak
Bounmy Southichak

Rachel Southichak
Rachel Southichak

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Bounmy Southichak and Rachel Southichak, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 24, 2025.

Nicola Estrella
Notary Public

My Commission Expires: August 19, 2028

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 1051-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 24, 2025.

J. Carlton Drumwright

March 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY