2025-1506-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263526 DEEDWARR
04/23/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250423-0031323

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of April, 2025

Notary Public

My Commission expires: 6/22/26

(Affix Seal)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kelsey E. O'Carroll	New Owner	052-13-0B-099-00
2341 Benay Rd		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Isaraluck Yuttayong, an unmarried woman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kelsey E. O'Carroll, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 137, on the Plan of First Revision, Condominium Site Plan, River Glen Planned Unit Development, Phase IV, Section 1, of record in Book 9700, Page 283, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant Interest in the common elements of River Glen, a horizontal property regime established by Master Deed of record in Book 7566, Page 571, made applicable in Book 10630, Pages 501 and 504, as amended in instrument No. 20040915-0111299, and Instrument No. 20040915-0111301, said Register's Office.

Being the same property conveyed to Isaraluck Yuttayong, an unmarried woman, by Warrant Deed dated May 30, 2013, from Jeffrey Thomas Bonner, unmarried, of record in Instrument Number 20130611-0059212, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2341 Benay Road, Nashville, TN 37214.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

2025-0250

WITNESS our hands this 17th day of April, 2025.

Isaraluck Yuttayong

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April. 2025, before me, the undersigned, **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Isaraluck Yuttayong,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 08/03/2026

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/16/25 (date of document).

Affiant Signature

4/23/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON