Karen Johnson Davidson County
Batch# 1265004 DEEDWARR
04/25/2025 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20250425-0031938

WARRANTY DEED

NICOLA ESTRELLA NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

B-ELAM-25-2517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: August 19, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Peter Vongsayarath and Chansawan Shelby Souvannasing	**New Owner**	
(NAME) **2517 Bayview Dr**	(NAME)	136 05 0 024.00
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **RUSSELL G. STRANGE AND WIFE, JUNE A. STRANGE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER VONGSAYARATH AND CHANSAWAN SHELBY SOUVANNASING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 as shown on the Plan of SECTION THREE, BAYVIEW, of record in Plat Book 9700, Page 685, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Russell G. Strange and wife, June A. Strange, by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, of record in Book 11221, Page 604, in the Register's Office of Davidson County, Tennessee, dated November 20, 1998, and recorded on November 25, 1998.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BAYVIEW, as recorded in Plat Book 9700, Page(s) 685.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10323, Page 55, amended in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163, Instrument No. 20020104-0001403 and Street Parking Rules and Regulations recorded in Instrument No. 20190201-0009807.
- Landscape Agreement as set forth in instrument recorded in Book 10339, Page 298.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2517 Bayview Dr, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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/our hand(s) this the 24 DAY OF APRIL, 2025.

Russell G. Strange

June A. Strange

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL G. STRANGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUNE A. STRANGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 April 24, 2025.

J. Carlton Drumwright

April 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY