Karen Johnson Davidson County
Batch # 1267376 DEEDQC
05/01/2025 12 10 34 PM 2 pgs
Fees $12 00 Taxes $0 00
20250501-0033744

This instrument was prepared by:
LAW OFFICE OF GEORGE R. FUSNER, JR.
Partin-Ray Building
7104 Peach Court
Brentwood, TN 37027

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 30 day of April 2025, by and between the Estate of **RONALD EUGENE BLACK** by Pornchai Rajbundit, Executor, (hereinafter referred to as "Grantor") and Pornchai Rajbundit and wife, Camille Rajbundit, joint tenants with the right of survivorship (hereinafter referred to as "Grantee"),

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of $10 00 and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to the following described real estate being more particularly described as follows:

LAND in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, being known as Tract No 18 of the Dr E.E Brown Farm, formerly the GOVERNOR ROBERTS PROPERTY, and shown on a copy of a survey made May 16, 1949, by Jno D Kerr, County Surveyor for Rutherford County, Tennessee, and more particularly described as follows:

> BEGINNING at a point in the westerly margin of Old Hickory Boulevard, being the southeast corner of the property herein conveyed, being the common corner of Lots 17 and 18, thence with the westerly margin of Old Hickory Boulevard, North 29.25 deg East 16 poles to a point, thence North 21 deg. East 8 poles to a point; thence North 12 deg East 6 poles to a point; thence leaving the westerly margin of Old Hickory Boulevard, North 72 deg. West 107.5 poles to a point, thence South 2 deg. West 10 poles to a point; thence South 61 deg. East 104 5 poles to a point of beginning, said tract containing approximately 14 acres.
>
> BEING a portion of the same property conveyed to Edna O. Black by deed from Louise V. Stephens, Trustee and Claude G Black, of record in Book 2195, page 31, Register's Office for Davidson County, Tennessee

This is the same property conveyed to Ronald Eugene Black, and wife, Dorothy Ann Black, by deed of record in Book 5331 page 569, Register's Office for Davidson County, Tennessee Dorothy Ann Black died on February 17, 2013, leaving said property by operation of law to Ronald Eugene Black Ronald Eugene Black died testate in Davidson County, Tennessee on July 20, 2024. In his Will, he left said property to Pornchai Rajbundit and wife, Camille Rajbundit. The estate of Ronald Eugene Black, was probated in the Probate Court for Davidson County, Tennessee, under Docket No. 24P1688, whereby, Pornchai Rajbundit was named the Executor of the Estate.

NO TITLE EXAMINATION WAS REQUESTED OF NOR PERFORMED BY THE PREPARER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date, first written above

ESTATE OF RONALD EUGENE BLACK

By:_____
PORNCHAI RAJBUNDIT, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, George R. Fusner, Jr, of the state and county aforementioned, personally appeared Pornchai Rajbundit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Executor of the Estate of Ronald Eugene Black, the within named bargainor, an Estate, and that such person, as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by such person as Executor.

Subscribed and sworn to before me this 30 day of August, 2023

Notary Public

My Commission Expires 11/18/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge information and belief, the actual consideration for the transfer is $0.00

Affiant

Subscribed and sworn to before me this 30 day of August, 2023

Notary Public

My Commission Expires 11/18/25

Name and Address of New Owner is
Payment of Real Property Taxes

Pornchai Rajbundit and Camille Rajbundit
626 Oakley Drive
Nashville, TN 37220

Name and Address of New Owner is:

Pornchai Rajbundit and Camille Rajbundit
626 Oakley Drive
Nashville, TN 37220

Tax Map #047 - Parcel # 125