Karen Johnson Davidson County
Batch# 1277037 DEEDWARR
05/23/2025 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $14,205.37
20250523-0040601

Warranty Deed

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,839,290.00. Affiant Subscribed and sworn to before me, this the 21st day of May, 2025. Notary Public My commission expires: 9/8/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
PV Burton LLC	New Owner(s)	104-16-0-290.00
1209 Orange St. Wilmington, DE 19801		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GULCH DEVELOPMENT CORPORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PV BURTON LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being the South one-half of Lot 174 as shown on the map entitled Map of Belmont Land Company's Plan, called Belmont Heights of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 53 feet on the westerly side of Belmont Boulevard and runs back between lines, 175 feet to an alley and measures 44.6 feet thereon.

Being the same property conveyed to Prayote Kopsombut, Prapaporn Kopsombut and Boonchai Kopsombut by Warranty Deed from Steven E. Crook and wife, Caye Crook of record in Book 5521, Page 714, Register's Office for Davidson County, Tennessee, dated October 22, 1979 and recorded on October 30, 1979.

Being the same property conveyed to Prayat Kopsombut, married by Quitclaim Deed from Prayote Kopsombut and wife, Boontit Kopsombut, Prapaporn Kopsombut, a single person and Boonchai Kopsombut of record in Book 9576, Page 800, Register's Office for Davidson County, Tennessee, dated January 18, 1995 and recorded on January 23, 1995.

Being the same property conveyed to Prayat Kopsombut, an unmarried man and Patti Myint, a married woman by Quitclaim Deed from Prayat Kopsombut, an unmarried man of record in Instrument No. 20011226-0142111, Register's Office for Davidson County, Tennessee, dated November 16, 2001 and recorded on November 26, 2001.

Being the same property conveyed to Patti Myint by Quitclaim Deed from Prayat

Kopsombut, a married man of record in Instrument No. 20150312-0021245, Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 12, 2015.

The said Pattie Myint aka Prapasri Kopsombut Myint, died October 6, 2018, her estate being administered through Davidson County Probate Court, Docket No. 19P-409, estate being closed August 25, 2022.

Being the same property conveyed to Arnold K. Myint and Anna K. Myint, Co-Trustees of the Prapasri Kopsombut Myint Living Trust for Arnold K. Myint, Anna K. Myint and their appointees of issue and Boonchai Kopsumbut and Prayat Kopsombut, dated December 2, 2002 by Co-Executor's Quitclaim Deed from Arnold K. Myint and Anna K. Myint, Co-Executors of the Estate of Prapasri Kopsombut Myint, deceased, who died on October 6, 2018 and whose estate was administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 19P-409, of record in Instrument No. 20210604-0075058, Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 4, 2021.

Being the same property conveyed to Prayat Kopsombut by Co-Trustee's by Quitclaim Deed from Arnold K. Myint and Anna K. Myint, Co-Trustees of the Prapasri Kopsombut Myint Living Trust for Arnold K. Myint, Anna K. Myint and their appointees of issue and Boonchai Kopsumbut and Prayat Kopsombut, dated December 2, 2002 of record in Instrument No. 20220523-0059472, Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 23, 2022.

Being the same property conveyed to Gulch Development Corporation LLC, a Tennessee limited liability company by Warranty Deed from Prayat Kopsombut, an unmarried man of record in Instrument No. 20240226-0012901, Register's Office for Davidson County, Tennessee, dated February 23, 2024 and recorded on February 26, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2303 Belmont Boulevard, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of May, 2025.

Gulch Development Corporation, LLC,
a Tennessee limited liability company

By: Gulch Ventures, Inc.
Sole Member of Gulch Development Corporation, LLC

By: _____
Jeffrey Allen Hough, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Allen Hough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Gulch Ventures, Inc. and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of May, 2025.

Notary Public

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/21/25.

Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202505230040601