Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1296956 DEEDWARR
07/11/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20250711-0054914

39-B
File #25-1148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pornchai Rajbundit and Camille Rajbundit, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie J. Chavez, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in 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 degrees East 16 poles to a point; thence North 21 degrees East 8 poles to a point; thence North 12 degrees East 6 poles to a point; thence leaving the westerly margin of Old Hickory Boulevard, North 72 degrees West 107.5 poles to a point; thence South 2 degrees West 10 poles to a point; thence South 61 degrees East 104.5 poles to a point of beginning, said tract containing approximately 14 acres.

Less and except the following tract of land: Lying in the 13th Civil District of Davidson County, TN of record in Deed Book 5331, page 569 at the Registers Office of Davidson County, TN and more particularly described as follows: Beginning at a fence comer post in the West margin of Old Hickory Boulevard at the Northeast comer of Sherill and Southeast comer of the larger tract of which this is a part, thence from said point of beginning and with the North line of Sherill, North 61 degrees West, 1753.21 feet to an iron rod (old) at the Northwest comer of Sherill and In the East line of Henley; thence with said East line, North 02 degrees 04 minutes 29 seconds, West 59.67 feet to an iron rod (new); thence on a new line through Black and the following calls: South 65 degrees 37 minutes 42 seconds East, 1592.42 feet to an iron rod (new); thence South 60 degrees 00 minutes 42 seconds East, 188.16 feet to an iron rod (new) in the West margin of Old Hickory Boulevard, thence with said margin, South 26 degrees 09 minutes 51 seconds West, 202.82 feet to the point of beginning.

Being a portion of the same property conveyed to Ronald Eugene Black and wife, Dorothy Ann Black by Warranty deed from Edna O. Black of record in Book 5331, page 569, Register's Office for Davidson County, Tennessee, dated August 23, 1978 and recorded on August 30, 1978. Dorothy Ann Black died on February 17, 2013 leaving Ronald Eugene Black as surviving tenant by the entirety. Ronald Eugene Black died testate on July 20, 2024. The Estate of Ronald Eugene Black was probated and of record in the Probate Court of Davidson County, Tennessee, Case No. 24P1688, whereby Pornchai Rajbundit was named Executor of the Estate.

Being the same property conveyed to Pornchai Rajbundit and wife, Camille Rajbundit, joint tenants with the right of survivorship by Quit Claim Deed from The Estate of Ronald Eugene Black by Pornchai Rajbundit, Executor, of record in Instrument No. 20250501-0033744, Register's Office for Davidson County, Tennessee, dated April 30, 2025 and recorded on May 1, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5677 Old Hickory Boulevard, Nashville, TN 37218.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

2025-0561

WITNESS THE EXECUTION HEREOF this 26th day of June, 2025.

Pornchai Rajbundit **Camille Rajbundit**

State of Tennessee)
County of Davidson)

On this 26th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Pornchai Rajbundit and Camille Rajbundit, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 475,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of June, 2025.

Notary Public

My Commission Expires: 12/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NEW OWNER:
Melanie J. Chavez
5677 Old Hickory Boulevard
Nashville, TN 37218

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
047-00-0-125.00

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 6/26/25 (date of document).

Affiant Signature

7/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of July, 2025

Notary's Signature

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

MY COMMISSION EXPIRES: 6/22/26