Name and Address of New Owner:
336 Lawndale Drive
6339 Charlotte Pike
#724
Nashville, TN 37209

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1318033 DEEDWARR
09/04/2025 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $974.33
20250904-0070582

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

**Map & Parcel No: 119-04-0-090.00**

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sivarom Vangsri, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **336 Lawndale Drive LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Located in Davidson County, Tennessee being Lot No. 119 on the Map of Section Three, Glencliff Estates as record in Book 1424, Page 1, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 119 fronts 100 feet on the Southerly side of Lawndale Drive and runs back 409 feet on the Easterly line and 230.1 feet on the Westerly line to a dead line measuring 225.3 feet thereon.

Being the same property conveyed to Pete Sumamal, married, by Warranty Deed from Abdul R. Al-Timimi, unmarried, of record in Instrument No. 20080515-0049914, Register's Office for Davidson County, Tennessee, dated May 8, 2008 and recorded on May 15, 2008. Pete Sumamal and Sivarom Vangsri Sumamal having since divorced on or about July 23, 2024, in the Third Circuit Court for Davidson County, Tennessee, Case No 24D565. The said Sivarom Vangsri Sumamal is n/k/a Sivarom Vangsri.

Being the same property conveyed to Sivarom Vangsri, wife, by Quitclaim Deed from Pete Sumamal, husband, of record in Instrument No. 20240806-0060043, Register's Office for Davidson County, Tennessee, dated April 3, 2024 and recorded on August 6, 2024.

This being improved property known as 336 Lawndale Drive, Nashville, Tennessee, 37217

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2025.

_____(SEAL)
Sivarom Vangsri

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 Sivarom Vangsri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2025.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 4/21/29

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,331.95which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of September, 2025.

Notary Public
My commission expires: 9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4199

**Tennessee Certification of Electronic Document**

I, Ashlynn Hengemihle, 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 9/2/2025

Affiant Signature

9/2/2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2nd day of September, 2025.

Notary Signature

My Commission Expires:
9/5/2028

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON