This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24928-MC

Karen Johnson Davidson County
Batch# 1338848 DEEDWARR
10/27/2025 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20251027-0085454

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $665,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2025.

Notary Public
My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexandre Lunt 154 Rains Avenue Nashville, TN 37203	**New Owner**	105-11-0E-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Duang Nate Trisarnsri, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alexandre Lunt** _____, 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 Unit A, 156 Rains Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 156 Rains Avenue Townhomes of record in Instrument Number 20140327-0025157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Duang Nate Trisarnsri by Warranty Deed from GMAT Holdings GP of record in Instrument No. 20161212-0129771 Register's Office for Davidson County, Tennessee, dated December 6, 2016 and recorded on December 12, 2016.

This is ☒ improved or ☐ unimproved property located at: **154 Rains Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 executed this instrument on this 23 day of October, 2025.

GRANTOR:

Duang Nate Trisarnsri

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Duang Nate Trisarnsri,** the within named bargainor(s), 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 at office this 23 day of October, 2025.

ANNA LAZAREVA
Notary ID #132631945
My Commission Expires
August 19, 2028

Notary Public
My Commission expires: 08/19/2028

202510270085454

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **10/27/2025** (date of document).

Affiant Signature

10/27/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27** day of **October**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

