Karen Johnson Davidson County
Batch# 1422722 DEEDWARR
05/20/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260520-0045383

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $401,000.00 Affiant Subscribed and sworn to before me, this the 18th day of May, 2026. Notary Public My commission expires: 1/22/30

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:
Randy Wade and Hannah Paulson	UWM	120-09-0-102.00
1413 Winthorne Drive	585 Southblvd E	
Nashville, TN 37217	Pontiac MI 48341	

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, **WISARUT SINCHAI, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDY WADE, AN UNMARRIED MAN, AND HANNAH PAULSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 5A-66 on the Plan of Glengarry Park Subdivision, Section 5A, as of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 5A-66 fronts 90 feet on the Westerly Side of Finley Drive and runs back between line 234.8 feet on the Northerly side and 241.7 feet on the Southerly side to a Broken line at the rear on which it measures 91.9 feet thereon.

Being the same property conveyed to Wisarut Sinchai, unmarried by Warranty Deed from Hung Dam and wife, Hai Pham of record in Instrument No. 20230426-0030705 Register's Office for Davidson County, Tennessee, dated April 24, 2023 and recorded on April 26, 2023.

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

The address of the herein described property is believed to be 1413 Winthorne Drive, Nashville, TN 37217, 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 18th day of May, 2026.

Wisarut Sinchai

Wisarut Sinchai

STATE OF Texas
COUNTY OF Bowie

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Wisarut Sinchai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2026.

Stephanie Dunbar
Notary Public

My Commission Expires: 08/11/2026

NOTARY PUBLIC STATE OF TEXAS

Stephanie Dunbar

ID NUMBER
133904337
COMMISSION EXPIRES
August 11th, 2026

Electronically signed and notarized online using the Proof platform.

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-18-2026.

Affiant Signature — Date: 5-18-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-18-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY