This instrument prepared by:
COOL SPRINGS LAW FIRM
Attorney at Law
5115 Maryland Way, Suite 100
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1438659 DEEDQC
06/26/2026 02:28:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260626-0058144

New owner:	Send tax bills to:	Tax Map/Parcel No:
Prakrada Jenratha 3704 Tibbs Drive Nashville, TN 37211	Prakrada Jenratha 3704 Tibbs Drive Nashville, TN 37211	113-06-199.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, I, Jirapong Jenratha, Grantor, quitclaim to Prakrada Jenratha, Grantee, all of my rights, title and interest in and to the following described real estate situated in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Leonard Heights, as of record in Book 2330, page 15, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 3 fronts 80 feet on the northerly side of Tibbs Drive and extends back between parallel lines, 145 feet to a dead line in the rear.

Being the same property conveyed to Jirapong Jenratha by warranty deed from Punee Reyes, dated the 9th day of May, 2019, of record in Instrument No. 20190529-0050520, said Register's Office.

This is improved property known as
3704 Tibbs Drive
Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS DEED WAS PREPARED UPON INFORMATION PROVIDED BY THE PARTIES. THE PREPAROR MAKES NO REPRESENTATIONS REGARDING THE TITLE TO THE PROPERTY AND NO TITLE SEARCH WAS DONE.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 6th day of April 2026.

J. Jenratha

Jirapong Jenratha, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Notary Public of said County and State, Jirapong Jenratha , the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, by signing their name.

Witness my hand, at office, this 6th day of April 2026.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $-0-.

J. Jenratha

Affiant/Grantee

Subscribed and sworn to before me this 6th day of April 2026.

Notary Public

TODD MOORE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/01/2028 WILLIAMSON COUNTY

My commission expires: 10/1/28