Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
R+R:

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$480,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF **SEPTEMBER, 2020.**

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SIMON SEDEK, ET UX	**SAME**	**103-12-0-231.00**
(NAME) **4 BRIDLEWAY TRAIL**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 479209 **DEEDWARR**
09/21/2020 09:17:20 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20200921-0107591

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICHAEL B. HABERMAN, UNMARRIED, AND MARILYN HABERMAN DILLARD, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMON SEDEK AND WIFE, NAOMI SEDEK,** HEREINAFTER CALLED THE GRANTEES, 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 Lots Nos. 6 and 7 of Block "B" on the Map of Cherokee Park Subdivision of Lots near Nashville, Section 1, of record in Book 547, Pages 169 and 170, Register's Office for said County.

Being the same property conveyed to Esther W. Schwartz from Rose M. Shapiro and husband, L.J. Shapiro, by deed dated August 21, 1947 of record in Book 1514, Page 584, said Register's Office. Esther W. Schwartz having since died on or about March 20, 1970. The Last Will and Testament of Esther W. Schwartz devised the property to Manuel Schwartz, of record in Will Book 119, Page 616, Docket No.64060, Probate Court for Davidson County, Nashville, Tennessee.

Being further conveyed to David Haberman and wife, Shirley Haberman, from Manuel B. Schwartz by Quitclaim Deed dated March 9, 1977, of record in Book 5122, Page 404, said Register's Office. The said Shirley Haberman predeceased David Haberman, leaving him as the surviving tenant by the entirety. The said David Haberman having since died testate on August 20, 1987. The Last Will and Testament of David Martin Haberman devised the property to Rhonda Haberman, Marilyn Haberman, and Michael Haberman. See Docket No. 90955, Probate Court for Davidson County, Nashville, Tennessee. Being further conveyed to Michael B. Haberman, Rhonda Haberman, and Marilyn Haberman, from Michael B. Haberman, Executor for the Estate of David Martin Haberman, by Quitclaim Deed dated December 12, 1991, of record in Book 8506, Page 952, said Register's Office. Further, being conveyed to Michael B. Haberman, Rhonda Haberman and Marilyn Haberman, as joint tenants with right of survivorship in specified percentages, from Michael B. Haberman, Rhonda Haberman and Marilyn Haberman, unmarried individuals, by Quitclaim Deed dated March 6, 1992 of record in Book 8569, page 172, said Register's Office.

The said Rhonda Gale Haberman having since died January 17, 2013 intestate leaving Michael Haberman and Marilyn Haberman Dillard as her sole heirs at law. See Docket Number 13P-747 Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Being further conveyed to Michael Haberman and Marilyn Haberman Dillard from Michael Haberman, Adminstrator of the Estate of Rhonda Gale Haberman, by Quitclaim Deed dated February 21, 2014, of record in Instrument No. 20140227-0016903, said Register's Office. Being further conveyed to Michael B. Haberman and Marilyn Haberman Dillard, as joint tenants with right of survivorship, from Anna E. Valentine, Trustee, by Quitclaim deed dated May 27, 2014, of record in Instrument No. 20140624-0055167, said Register's Office.

David Haberman and David Martin Haberman are one and the same person.
Rhonda Haberman and Rhonda Gale Haberman are one and the same person.
Michael B. Haberman and Michael Haberman are one and the same person.*
This is not now, nor has it ever been, the principal residence of Marilyn Haberman Dillard.

This conveyance is subject to matters shown on the Plan of record in Book 547, Pages 169 and 170; Restrictions of record in Book 819, Page 2; Easement agreement of record in Instrument No. 20200417-0040757; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **107 MOCKINGBIRD ROAD, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hands this 17 day of September, 2020.

MICHAEL B. HABERMAN

MARILYN HABERMAN DILLARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael B. Haberman and Marilyn Haberman Dillard,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of September, 2020.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public