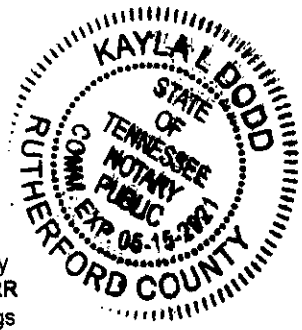
# WARRANTY DEED




Karen Johnson Davidson County
Batch# 519708 DEEDWARR
11/23/2020 08:58:40 AM 2 pgs
Fees: $13.00 Taxes: $796.94

20201123-0137122

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,389.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-15-21
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Ilan Tamir | New owner | Parcel ID: 150-02-0-449.00 |
| 20 Sunberry (NAME) ~~602 Castlegate Drive~~ | (NAME) | |
| Irvine CA 92614 (ADDRESS) ~~Nashville, TN 37217~~ | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kim M. Hudson, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ilan Tamir, a married man** , 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 153-B, on the plan of zone lot division of lots 148 thru 154, harbor gate subdivision, section two, of record in Plat Book 6900, Page 251 amending Plat Book 6250, Page 33, register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kim M. Hudson, married By Quit Claim Deed from Kim M. Hudson, married, who took title as unmarried, joined by their spouse, Teresa Garcia dated 10/22/14 recorded 11/05/14, of record in Instrument Number: 201411050102005, Register's Office for Davidson County, TN.

***Teresa Hudson joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.***

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 602 Castlegate Drive, Nashville, TN 37217

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 17th day of November, 2020

Kim M. Hudson

Teresa Hudson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kim M. Hudson and Teresa Hudson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY