(1)

WARRANTY DEED

Karen Johnson
Batch# 746463
10/29/2021 09:53:21 AM
Fees: $13.00 Taxes: $1,757.50

Davidson County
DEEDWARR
2 pgs

20211029-0145397

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

John B Livermore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2021.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Omri Hazan	Guaranteed Rate Inc	072110O00200
(NAME)	(NAME)	
2405A Branch Street	4044 North Lincoln Ave Suite 324	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Chicago, IL 60618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Ian C. Plotner and Margaret Plotner, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Omri Hazan, an unmarried man**, hereinafter called the GRANTEE(S), his 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 B, Homes at 2405 Branch Street, as shown on plat of record as Exhibit B of Instrument No. 20150109-0002592, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ian C. Plotner, an unmarried man by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, dated 02/26/2016 and recorded 03/03/2016, of record in Instrument 201603030020372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Book 974, Page 32; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201501090002592, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2405A Branch Street, Nashville, TN 37216
(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 GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 28th day of October, 2021.

Ian C Plotner by Laura Rubenstein, Attorney in Fact

Ian C. Plotner by Laura Rubenstein, Attorney in Fact

Margaret Plotner by Laura Rubenstein, Attorney in Fact

Margaret Plotner by Laura Rubenstein, Attorney in Fact

State of Tennessee
County of Williamson

On this 28th day of October, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Laura Rubenstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Ian C. Plotner and Margaret Plotner, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20211014-0137982, in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 28th day of October, 2021.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY