Karen Johnson Davidson County
Batch# 875009 DEEDWARR
06/21/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,465.20
20220621-0070590

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17409-KS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $396,000.00.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2022.

Notary Public
My Commission Expires: 3/3/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alexander Limor 6229 Harding Pike Nashville, TN 37205	Alexander Limor 6229 Harding Pike Nashville, TN 37205	142-07-0-014.00 & 142-07-0-015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Andrew N. Deal, a single man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alexander Limor, married, 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:

PREMISES A:

Land in the 9th, formerly the 14th Civil District, being more particularly described according to a survey by Campbell Surveying Company, Inc., dated July 21, 1987.

Beginning at a point in the northerly margin of highway 70 S and at the south westerly corner of property conveyed to Maurice E. Tidewell in Book 6834, page 845, thence along the northerly margin of Highway 70 S in a westerly direction, a distance of 85 feet to a point in said margin of Highway 70 S and corner to property of Old acquired at Book 4368, page 203; thence with Old's northerly line in an northwesterly direction a distance of 254 feet to a point in the southerly line of Maurice E. Tidwell, (Book 6834, Page 845); thence with Tidwell's line in a northeasterly direction, a distance of 85 feet to point in the line of Maurice E. Tidwell, et ux (Book 6834, Page 845), thence with Tidwell's Westerly line in a southeasterly direction, a distance of 254 feet to the point of beginning.

Together with all of the rights of the Grantor under a grant of permanent easement for ingress which is of record in Book 7308, page 762, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Andrew N. Deal, a single man by Warranty Deed from Thomas K. Teachout and Cherrie H. Teachout, husband and wife of record as

Instrument No. 20130501-0043639 in the Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 1, 2013.

PREMISES B:

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

Land in the Davidson County, Tennessee, being Lot No. 32, the plan of Cross Timbers, Section II, of record in Book 3700, page 92, to which said plan refernece is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew N. Deal, an unmarried man, by Quit Claim Deed from Andrew N. Deal, an unmaried man, and Jennifer A. Deal, an unmarried woman, as tenants in common of record as Instrument No. 20220602-0063764 in the Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on June 2, 2022.

Being the same property conveyed to Andrew N. Deal and Jennifer A. Deal, as tenants in common by Warranty Deed from Thomas K. Teachout and wife, Cherrie H. Teachout of record as Instrument No. 20130501-0043646 in the Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 1, 2013.

This is improved property located at: **7312 & 7316 Highway 70 South, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2022.

GRANTOR:

Andrew N. Deal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew N. Deal, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. WITNESS my hand and seal at office this 14th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Certificate of Authenticity

I, **HADLEY ROPER**, 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 June 14, 22.

Hadley Roper
Affiant Signature

06/15/22
Date

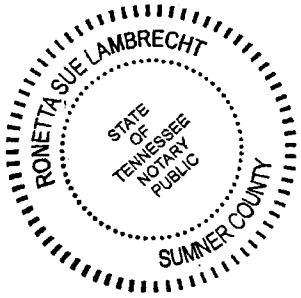
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 06/15/22.

Notary's Signature

My Commission Expires: **10/23/2023**



Notary's Seal