THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221042738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

cribed and sworn to before me, this 10th day of
mber, 2022.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 940489 DEEDWARR
11/14/2022 09:56:00 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20221114-0121048

Prepared b
Record and Retu
Chapman and Rosent
10 Burton Hills Blvd.,
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eden Moalem, and Simon Levitsky and Judith Levitsky 1406 A Lischey Avenue Nashville TN 37207	New Owner	Tax Parcel ID No. 071-11-0-538.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fripalm Land Company, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eden Moalem and Simon Levitsky, husband and wife and Judith Levitsky, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 50 , as shown on the map entitled Plat of the Highland Land Co's Subdivision, of record in Plat Book 421, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to FRIPALM LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from ANGELA R. PERRY AND DAVID P. PERRY, WIFE AND HUSBAND, of record in Instrument No. 20210921-0126553 , dated September 20, 2021 , said Register's Office.

Being further conveyed to FRIPALM LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by quitclaim deed from FRIPALM LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , of record in Instrument No. 20210921-0126555, dated September 20, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 071-11-0-538.00.

Matters shown on the Plan of record in Plat Book 421, page 14, said Register's Office.

Notice of Completion of record in Instrument No. 20220830-0097666, said Register's Office.

This is improved property located at 1406 A Lischey Avenue Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of November, 2022.

Fripalm Land Company, LLC

By: Gray Palmer, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Gray Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of Fripalm Land Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 10th day of November, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026