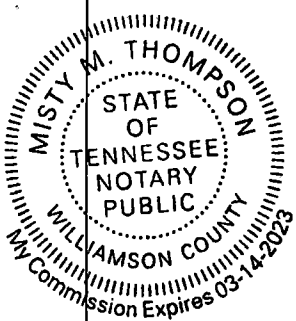
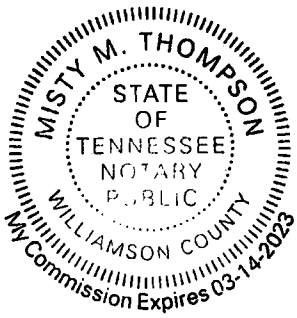
SPECIAL WARRANTY DEED





State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Myers	Michael Myers	114-07-0-A-055.00 CO
(NAME)	(NAME)	
1515 Pumpkin Ridge Court	1515 Pumpkin Ridge Court	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Jay Levenson, Executor of the Estate of Howard Mark Levenson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Myers,** MARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 55 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plan to the amendment in Instrument No. 20080808-0081934, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard M. Levenson, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated August 30, 2013, of record in Instrument No. 20130904-0093270, Register's Office for Davidson County, Tennessee. Howard M. Levenson also known as Howard Mark Levenson died testate on July 24, 2022 and per his Last Will and Testament and Letters Testamentary as shown in Case No. 22P1454 in The Circuit Court of Davidson County, Tennessee (Probate Division) Robert Jay Levenson was appointed Executor of his estate.

unimproved ☐

This is improved ☑ property, known as 2112 Traemoor Village Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 942177 **DEEDWARRSP**
11/17/2022 08:42:13 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20221117-0122246

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, his heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Declaration of Covenants, Conditions and Restrictions, Plan, Bylaws and all exhibits thereto, of record in Instrument No. 20070323-0035561, as amended and restated in Instrument No. 20080318-0027145, as amended in Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742 and Instrument No. 20210210-0018743; Articles of Incorporation/Charter of record in Instrument No. 20081219-0121382; Easement for utilites of record in Book 7142, page 463; Conveyance of common area of record in Instrument No. 20070725-0088255 and Instrument No. 20080819-0085122; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 11 day of November, 2022.

Robert Jay Levenson, Executor

State of Connecticut
County of Fairfield

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert Jay Levenson, Executor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Fairfield (city), Connecticut (state), this 11 day of November, 2022.

Notary Public
My Commission Expires: MARIA JONES
NOTARY PUBLIC
My Commission Expires Oct. 31, 2025

File No.: 36943