Box 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,780,000.00.

Affiant

Subscribed and sworn to me on 5/5, 2023.

NOTARY PUBLIC

My Commission Expires: 5/5/25

Karen Johnson Davidson County
Batch# 1011842 DEEDWARR
06/06/2023 02:48:10 PM 2 pgs
Fees: $13.00 Taxes: $6,586.00

20230606-0043004

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Todd A. Bricker, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36328

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP, PARCEL #:
Kimberley A. Oliver, Trustee of the Kimberley A. Oliver Trust dated February 20, 2023 and Michael C. Loehrke, Trustee of the Michael C. Loehrke Trust dated February 20, 2023 1898 Randolph Place Nashville, TN 37215	NEW OWNER	M/P # 104-7-1-[illegible]

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Oran Aaronson and Sara Carvel Aaronson, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Kimberley A. Oliver, Trustee of the Kimberley A. Oliver Trust dated February 20, 2023 and Michael C. Loehrke, Trustee of the Michael C. Loehrke Trust dated February 20, 2023,** hereinafter called **"GRANTEES,"** their successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, on the Plan of Cottages at Randolph Place, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottages at Randolph Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190314-0023318 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Oran Aaronson by Warranty Deed dated October 6, 2023 from DSRM, LLC, a Tennessee limited liability company, of record on October 8, 2020 as Instrument No. 20201008-0117114 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

1898 Randolph Place, Nashville, TN 37215

(House Number) (Street) (City or Town) (State) (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 GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 my/our hand(s) this 19 day of May, 2023.

Oran Aaronson

Sara Carvel Aaronson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared ORAN AARONSON and SARA CARVEL AARONSON to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 19 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025