Send Tax Statements To:
New Owner
_____
_____
_____

Karen Johnson Davidson County
Batch# 1039340 DEEDWARR
08/17/2023 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230817-0064101

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Laurianna Beibide Hartfield
519 Stacy Square Terrace
Nashville, TN 37221

From Information Furnished By
The Parties

Map and Parcel 128-6-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **NADAV EHRENFELD AND AVITAL ASHTAR, MARRIED**, has this day bargained and sold and does hereby transfer and convey unto, **LAURIANNA BEIBIDE HARTFIELD AND JONATHAN M. HARTFIELD, WIFE AND HUSBAND,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Unit No. 519, Lot 8 on the Plan of Stacy Square Townhomes II Condominiums, of record in Book 6250, Page 159, Register's Office for Davidson County, Tennessee, and as shown on Exhibit "A" to the Master Deed and By-Laws of Stacy Square Townhomes II Condominiums, of record in Book 6497, Page 700, as amended in Book 8117, Page 891, said Register's Office, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Nadav Ehrenfeld and Avital Ashtar, by deed from Robert Best and Chelsea Best, Husband and Wife, dated March 14, 2018, appearing of record in Instrument Number 20180315-0024614, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 5973, page 335 and Instrument Number 20060111-0004437; Master Deed establishing a Horizontal Property Regime of Stacy Square Townhomes II, Condominiums of record in Book 6497, page 700; By-Laws of record in Book 6497, page 721, amended in Book 8117, page 891; HOA Charter of record in Book 6388, page 616; Agreement to Maintain Road of record in Book 6391, page 460; and to any and all matters shown on said plat and survey of record in Plat Book 6250, page 159; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **LAURIANNA BEIBIDE HARTFIELD AND JONATHAN M. HARTFIELD, WIFE AND HUSBAND,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of August, 2023.

Nadav Ehrenfeld by Mordecai Pollak IC
Nadav Ehrenfeld Attorney in fact
By: Mordecai Pollak, Attorney in Fact

Avital Ashtar, by Mordecai Pollak
Avital Ashtar Attorney in Fact
By: Mordecai Pollak, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, Mordecai Pollak, 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 (Warranty Deed) for the purpose herein contained; and the said Mordecai Pollak, to me known to be the person who executed the same as the free act and deed of the said Nadav Ehrenfeld and Avital Ashtar, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said Nadav Ehrenfeld and Avital Ashtar, and appearing of record in Record Book _202308170064100____, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 16th day of August, 2023.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/22/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 16th day of August, 2023.

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 6-27-26

Tennessee Certification of Electronic Document

I, Blake Reynolds, do hereby make oath that I am a licensed attorney and/or 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 8/14/23 (date of document).

Affiant Signature

8/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
NOTARY SEAL
COUNTY OF WILLIAMSON