This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 1083440 DEEDWARR
12/18/2023 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231218-0097518

EXECUTOR'S DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Miri Limor 205 Andover Way Nashville, TN 37221	same	142 16 0B 002.00

WHEREAS, Lea Limor (the "Decedent") died on January 28, 2023 and Decedent's Last Will and Testament, dated February 15, 2019, was admitted to probate on February 23, 2023, as Docket No. 23P299 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (the "Will"); and

WHEREAS, Hagit Limor Sunberg is the duly appointed Executor (the "Executor") of the Decedent's Estate (the "Estate") under the Will; and

WHEREAS, the Executor desires to convey all of the Decedent's right, title and interest in and to certain real property located in Davidson County, Tennessee, and any improvements thereon, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property") to Miri Limor in order to settle matters of the Estate in accordance with the terms of the Will.

NOW, THEREFORE, in consideration of the foregoing premises and no other monetary consideration, the Executor hereby transfers, and conveys all of the Executor's right, title and interest in the Property to Miri Limor (the "Beneficiary").

This is improved property known as 205 Andover Way, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Beneficiary, its successors and assigns, forever; and the Executor hereby transfers, assigns, and sets over unto the Beneficiary, all of the Estate's right, title and interest in the said Property with full benefit of the Executor's warranties to the maximum extent that she can or should do as Executor, but not further or otherwise.

IN WITNESS WHEREOF, the Executor has executed this instrument this 4 day of ~~September~~, 2023.
December,

Hagit Limor Sunberg, (Executor)
Hagit Limor Sunberg, Executor
Estate of Lea Limor

STATE OF OHIO)
)
COUNTY OF Hamilton)

Personally appeared before me, a Notary Public in and for said State and County, Hagit Limor Sunberg, who upon oath acknowledged that she is the Executor of the Estate of Lea Limor, deceased (the "Estate"), the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Cincinnati, Ohio, this 4 day of ~~September~~, 2023.
December,

Kara Lynn Burwell
Notary Public

My Commission Expires: 2/5/2027

Kara Lynne Burwell
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
February 05, 2027

STATE OF OHIO)
)
COUNTY OF Hamilton)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409(a)(1)(C)(iv).

Hagit Limor Sunberg (affiant)
Hagit Limor Sunberg, Affiant

Subscribed and sworn to before me this 4 day of ~~September~~, 2023.
December,

Kara Lynn Burwell
Notary Public

My Commission Expires: 2/5/2027

Kara Lynne Burwell
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
February 05, 2027

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EXHIBIT A

Land in Davidson County, Tennessee, being Lot 2, ARLINGTON GREEN, PHASE I, as shown on plat of record in Plat Book 6900, Page 399, as amended in Book 7517, Page 281, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Menachem Limor and Lea Limor, husband and wife, by Warranty Deed from Peter G . Hoadley and Susan E. Hoadley, husband and wife dated November 18, 2013, of record at Instrument No. 20131119-0119335 in the Register's Office for Davidson County, Tennessee. The said Menachem Limor died on September 30, 2020, his interest vesting in Lea Limor, his surviving spouse.

The legal description is the same as the previous deed of record.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including, but not limited to, the following:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARLINGTON GREEN, PHASE I, as recorded in Plat Book 6900, Page(s) 399, as amended in Book 7517, Page 281.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7517, Page 283, Book 8120, Page 402, Book 8120, Page 485, Book 8180, Page 230, Book 8181, Page 62 and Book 8902, Page 963.

Terms and provisions of by-Laws recorded in Book 8180, Page 232 and Book 11232, Page 427.

Charter of Homeowners Association recorded in Book 8170, Page 450 and Book 11272, Page 886.

Conveyance of Open Space to Homeowner Association recorded in Book 8625, Page 750.

This is improved property known as 205 Andover Way, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Beverly Sebastian, 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 December 4, 2023.

Beverly Sebastian

December 7, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7th day of December, 2023.

Notary Public

My Commission Expires: 07-09-24

CELESTE QUIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Celeste Quigley
My Commission Expires
July 9, 2024
STATE OF TENNESSEE