This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2595-MC

Karen Johnson Davidson County
Batch# 1096137 DEEDWARR
01/31/2024 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20240131-0006655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $466,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2024.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Oded Gan Eden and Anat Mahrer Gan Eden 735 Harpeth Bend Drive Nashville, TN 37221	Armed Forces Bank NA 12980 Metcalf Ave., Ste 310 Overland Park, KS 66213	156 02 0 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sonia P. Rohr, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Oded Gan Eden and Anat Mahrer Gan Eden, husband and wife**, hereinafter called the Grantee(s), his/her/their 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 Lot No. 375 on the Plan of Harpeth Valley Park, Section 3, of record in Plat Book 4175, Page 15, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sonia P. Rohr, unmarried, by Warranty Deed from Rachel B. Allensworth and spouse, Robert B. Allensworth, III, of record in Instrument No. 20140512-0040659, in the Register's Office of Davidson County, Tennessee, dated May 12, 2014, and recorded on May 12, 2014.

This is ☒ improved or ☐ unimproved property located at: **735 Harpeth Bend Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of January, 2024.

GRANTOR:

Sonia P Rohr

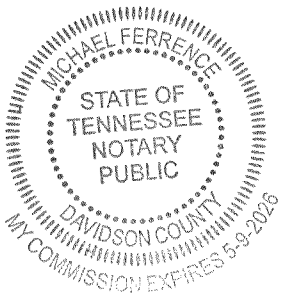
Sonia P. Rohr

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Sonia P. Rohr**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2024.

Notary Public
My Commission expires: 5-9-2026



True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of January, 2024.

Affiant Signature
Date 1/30/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027