BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,301,000.00

Gracey Perry
Affiant

Subscribed and sworn to before me, this 20 day of June, 2024.

Notary Public
My Commission Expires: 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson
Batch # 1149630
06/21/2024 09:32:44 AM
Fees: $13.00 Taxes: $4,813.70

Davidson County
DEEDWARR
2 pgs

20240621-0046638

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
The Joseph Mark Farrington 2017 GST-Exempt Family Trust 1011 Halcyon Avenue Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-010-G00-100.CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEOR E. HALEVI AND WIFE, LAUREN R. CLAY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHANNON WOLCOTT FARRINGTON, AS TRUSTEE OF THE JOSEPH MARK FARRINGTON 2017 GST-EXEMPT FAMILY TRUST,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1 of 1011 & 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Master Deed for 1011 & 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070605-0067214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1011 & 1013 Halcyon Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070605-0067214, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Leor E. Halevi and wife, Lauren R. Clay by Deed dated June 19, 2008 from Geoffrey E. Hayden, unmarried, recorded June 23, 2008, in Instrument Number 200806230064437, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **1011 Halcyon Avenue, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of June, 2024.

LEOR E. HALEVI

LAUREN R. CLAY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LEOR E. HALEVI AND LAUREN R. CLAY**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____