BOX 10-A

Karen Johnson
Batch # 1160006
07/22/2024 08:31:40 AM
Fees: $13.00 Taxes: $4,070.00
Davidson County
DEEDWARR
2 pgs
20240722-0054458

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Avigal Soreq & Adva Soreq 4403 B Soper Ave Nashville, TN 37204	Avigal Soreq & Adva Soreq 4403 B Soper Ave Nashville, TN 37204	132090-082.00

THIS INDENTURE, made this 16th day of July, 2024 between

Stacey G. Holmes, Lorraine G. Curley, Ginger Griffis, Deron Griffis

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Avigal Soreq and Adva Soreq, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36 on the Map of the Subdivision of certain lots in Oak Hill Subdivision No I, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee, to where plat reference shows a more complete and accurate description of said property.

Said Lot No. 36 fronts 100 feet on the Northerly side of Cadillac Avenue and runs back between parallel lines, 313.5 feet to a deadline.

Being the same property conveyed to Kay S. Griffis Adamson and James T. Adamson, Jr., wife and husband by Quitclaim Deed dated 12/15/1987 from Edward F. Bell, Trustee of record in Book 7436, Page 109, Register's Office for Davidson County, Tennessee. James T. Adamson now deceased, having died 10/17/2016 leaving Kay S. Griffis Adamson as his surviving tenant by the entirety. Kay S. Griffis Adamson also now deceased, having died 12/26/2023, leaving Stacey G. Holmes, Lorraine G. Curley, Ginger Griffis and Deron Griffis as her only living heirs. Probate documents on file in the 7th Circuit Probate Court for Davidson Co. Tennessee, Case No. 24P-735.

This is (X) improved ( ) unimproved property known as: 912 Cadillac Ave., Nashville, TN 37204.

The property is not the martial residence of the Grantors and as such is not subject to any homestead, dower, or marital interest as complemented by T.C.A. 26-2-307 or other similar statue.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2024 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Stacey G. Holmes, Individually

Lorraine G. Curley, Individually

Ginger Griffis, Individually

Deron Griffis, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stacey G. Holmes, Lorraine G. Curley, Ginger Griffis, Deron Griffis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of July, 2024.

Notary Public
My Commission Exp:_____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,100,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of July, 2024.

Notary Public
My Commission Exp: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026