Name and Address of New Owner:
Ran Mor

Send Tax Bills To:
145 West 67th Street Apt 19E.
New York, New York 10023

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1198747 DEEDWARR
10/30/2024 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20241030-0083626

Map & Parcel No: 071-03-0-145

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sultana Avenue, LLC, a Washington Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RAN MOR, A MARRIED MAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Being the southerly 70 feet of Lots No. 155 and 156 on the Plan of J.L. Haynies Original Plat, of record in Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. Said part of Lot No. 155 fronts 70 feet on the easterly side of Sultana Avenue, and together with part of Lot No. 156 extends back between parallel lines with the northerly margin of an alley, 200 feet to the westerly line of Lot No. 157.

Being the same property conveyed to Sultana Avenue, LLC, a Washington limited liability company by from Laura Rose Breeskin by Quitclaim Deed dated July 3, 2024 and of record in Instrument # 20240716-0053575 in the Office of the Davidson County Register of Deeds.

Being the same property PREVIOUSLY conveyed to Laura Rose Breeskin, an individual ownership, from Sultana Avenue, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 7, 2022 and recorded February 23, 2022 in Instrument #20220223-0020431, said Register's Office.

Property more commonly known as 2209 Sultana Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of October, 2024.

Sultana Avenue, LLC, a Washington Limited Liability Company

By: _____ (SEAL)
Kenneth McCray, General partner

STATE OF WASHINGTON
COUNTY OF KING

Before me, a Notary Public of the state and county mentioned, personally appeared Kenneth McCray, General partner of Sultana Avenue, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be General partner of Sultana Avenue, LLC, the within named bargainor, a Limited Liability Company, and that such Kenneth McCray, General partner of Sultana Avenue, LLC as such General partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as General partner.

Witness my hand and seal, this the 18th day of October, 2024.

Tracie L. Jones
Notary Signature
My commission expires: 08-14-2028

TRACIE L JONES
NOTARY PUBLIC #20109459
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 14, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Sworn to and subscribed before me this 18th day of October, 2024.

Notary Signature
My commission expires:

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 18th, 2024.

Affiant Signature

10/18/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18th day of October, 2024.

Notary Public

Notary's Seal:

