Karen Johnson
Batch # 1237566
02/13/2025 02 43 50 PM
Fees $13 00 Taxes $6,197 50

Davidson County
DEEDWARR
2 pgs

20250213-0011118

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM-25-2003B

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-136

STATE OF ~~TENNESSEE~~ Washington
COUNTY OF ~~Davidson~~ Snohomish
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of February, 2025

Notary Public

Commission Expires: Feb. 18, 2026

SERENA MCCLELLAN
Notary Public
State of Washington
Commission # 22011884
My Comm. Expires Feb 18, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Avital Erez and Eran Erez 2003-B Galbraith Drive Nashville, TN 37215	NEW OWNERS	131-02-4L-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Shaun Cheatham and Marjorie Cheatham, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eran Erez and Avital Erez, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Unit 2003 B, Homes at 2003 Galbraith Drive, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160205-0011558, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shaun Cheatham and Marjorie Cheatham, husband and wife, by Warranty Deed from Eileen L. Parsons, unmarried of record in Instrument No. 20210223-0022362 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 23, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2003-B Galbraith Drive, Nashville, TN 37215

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 so 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 Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Dated this the 10th day of February, 2025.

Shaun Cheatham

Marjorie Cheatham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of February, 2025, before me personally appeared Shaun Cheatham and Marjorie Cheatham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 10th day of February, 2025

Notary Signature
My commission expires: 2-22-2026

COREY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY