8072

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$537,700.00~~ .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2025.

Notary Public

COMMISSION EXPIRES:

SHANNON RAE BIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1242122 DEEDWARR
02/28/2025 10:21:30 AM 2 pgs
Fees: $13.00 Taxes: $1,989.49
20250228-0015007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nili Friedman Hanina Charles Epstein	Same as Owner	115-10-0-019
(NAME)	(NAME)	
6525 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Nili Friedman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nili Friedman, an unmarried woman, and Hanina Charles Epstein, a married man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 182 on the Plan of the Resubdivision of Lots 182, 183, 193, 195 and 195A on the Plan of West Meade Estates, Section 2, as of record in Book 3500, page 100, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same poperty conveyed to Nili Friedman by Quitclaim Deed from Eitan Friedman and Nili Friedman, Trustees of the Friedman Revocable Living Trust dated May 7, 2015, dated February 26th, 2025 and recorded on February 28th, 2025 in Instrument No. 20250228-0014903 in the Register's Office for Davidson County, Tennessee. Further being the same property having been previously conveyed to Eitan Friedman and Nili Friedman, Trustees of the Friedman Revocable Living Trust dated May 7, 2015 by Warranty Deed from Eitan Friedman and Nili Friedman dated May 7, 2015 and recorded on May 26, 2015 in Instrument No. 20150526-0048154 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6525 Brownlee Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town & State) | 37205 (Postal Zip)

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, successors and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, and my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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.

Witness my hand this 27th day of February, 2025.

Nili Friedman, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nili Friedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who in my presence executed the within instrument and upon oath acknowledged that she did so as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2025.

Commission Expires: _____

SHANNON PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Notary Public

Certificate of Authenticity

I, Anthony N. Greco, 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 the 27 day of Feb, 2025

Anthony N. Greco, Affiant — 2-27-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27 day of Feb, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2027