WARRANTY DEED

Karen Johnson
Batch # 1337417
10/23/2025 10 32 08 AM
Fees $13 00 Taxes $1,701 96

Davidson County
DEEDWARR
2 pgs

20251023-0084462

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,990 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2025

Notary Public

MY COMMISSION EXPIRES 8/21/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tomer Minuskin	Same as	042-12-OF-001 00
(NAME)	(NAME)	
P.O. Box 126	New Owner	
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lake Forest Homes, Inc.,** a Tennessee Corporation hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tomer Minuskin and Mordechai Minuskin,** 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 Lot No 1 of The Plan of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLIAMS RETREAT HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on Exhibit "B" of DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLIAMS RETREAT HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record as Instrument Number 20240521-0037889, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20240521-0037889, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lake Forest Homes, Inc., a Tennessee Corporation from Cornerstone Investments, Inc., A Tennessee Corporation, by Warranty Deed on April 5, 2024, of record in Instrument Number 20240416-0026994, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 505 Kalman Ln, Nashville, TN 37115

(House Number) (Street) (P O Address) (City or Town) (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 and assigns forever, and we do 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
Witness my/our hands this 17th day of October, 2025

LAKE FOREST HOMES, INC

Tomer Minuskin
President

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tomer Minuskin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lake Forest Homes, Inc and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President

WITNESS my hand and seal this 17th day of October, 2025

Notary Public _____
My Commission Expires 8-21-27

File No 202510003

