2

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
430 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $611,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF Oct, 2025.

Notary Public

My Commission Expires 10/4/27

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Simon Sedek	5913 A Neal Ave	
(NAME)	(NAME)	
402 Acklen Park Drive	Nashville, TN 37209	104-1-369 00
(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, WE, **SUSAN R LIMOR AND JERRY P LEVINE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SIMON SEDEK, MARRIED**, 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 on the Plan of West End Park Terrace, re-plat of Lots 1 thru 6 of record in Plat Book 4470, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan R Limor and Jerry P Levine, as tenants in common each one owning a fifty percent (50%) interest by Warranty deed from Josef Sharabi, Trustee, of the Josef Sharabi Revocable Trust of record in Instrument No. 20120308-0020404 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 8, 2012. Being also known as 402 Acklen Park Drive Nashville, Tennessee 37205.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 402 Acklen Park Drive, Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1340731 DEEDWARR
10/31/2025 10 45 52 AM 2 pgs
Fees $13 00 Taxes $2,260 70

20251031-0086802

CH2025-1388

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 hand this 30th day of October, 2025

SUSAN R LIMOR

JERRY P LEVINE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan R Limor and Jerry P Levine, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2025

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27