Karen Johnson Davidson County
Batch# 1351930 DEEDWARR
12/01/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,892.55
20251201-0095146



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$511,500.00**

Affiant

Subscribed and sworn to before me, this 27th day of November, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ran Mor	Ran Mor	147-06-0-153.00
4915 Darlington Dr	4915 Darlington Dr	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Christopher Everett and wife, Emma Everett, and Warren Douglas Everett, as tenants in common with Right of Survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ran Mor, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Caldwell Country Estates, Section 4, as of record in Book 2854, page 101, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Everett and wife, Emma Everett and Warren Douglas Everett, as tenants in common with Right of Survivorship by Warranty Deed from Valeria L. Gillum, unmarried of record in Instrument No. 20060524-0060946 Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 24, 2006.

This is improved property known as **4915 Darlington Dr, Nashville, TN 37211.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of November, 2025.

Christopher Everett

Emma Everett

Warren Douglas Everett, by Christopher Everett, his Attorney-In-Fact

STATE OF UTAH
COUNTY OF SALT Lake

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Christopher Everett and Emma Everett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, individually and, Christpher Everett being authorized to do so, did execute this instrument as the free act and deed of the said Warren Douglas Everett as his attorney in fact.

Witness my hand and official seal this 19th day of November, 2025.

Notary Public
My Commission Expires: 4-23-29

JEFF BIDDULPH
NOTARY PUBLIC · STATE OF UTAH
COMMISSION # 742685
Comm. Expires: 04-23-2029

Lenders Title Company File No. 25-002748-524

SP 11/2015

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 November 19, 2025

Affiant Signature

November 19, 2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of November, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY