Karen Johnson Davidson County
Batch# 1387979 DEEDWARR
03/04/2026 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20260304-0017169

WARRANTY DEED

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF March 2026

Notary Public

MY COMMISSION EXPIRES: 1/14/2028

(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
Alder Heights Trust	First Community Mtg	
(NAME)	(NAME)	
4403 B Soper Avenue	1133 Ocean Ave	132 09 0U 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Lakewood NJ 08701	
(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, **AVIGAL SOREQ AND ADVA SOREQ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALDER HEIGHTS TRUST DATED FEBRUARY 10, 2026,** 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:

A certain unit located in Davidson County, being known and designated as Unit B of Homes at 4403 Soper Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4403 Soper Avenue, a Horizontal Property Regime, of record in Instrument No. 20201222-0152228 in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Avigal Soreq and Adva Soreq, husband and wife, by Warranty Deed from Miller Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20210225-0023799, in the Register's Office of Davidson County, Tennessee, dated February 23, 2021 and recorded on February 25, 2021.

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 4403 B Soper Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-132

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 2nd day of March, 2026

AVIGAL SOREQ

ADVA SOREQ

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 Avigal Soreq and Adva Soreq, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2026-132

True Copy Certification

I, Yvette Meldrum, 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 3/2, 2026

3/2/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 2ND day of March, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY