Karen Johnson Davidson County
Batch# 1421930 DEEDWARR
05/19/2026 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260519-0044665

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17569-BW

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-18-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 975,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Ray Coomer, et ux	NEW OWNER	
214 Lauderdale Road		103-12-0-134.00
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, Trustee, and her successors in trust, of the Susan R. Limor Trust dated June 1, 2010, as amended**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth Ray Coomer and Sarah Hays Coomer, husband and wife**

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. 31 of Block "C" on the Map of Cherokee Park, Section No. 2 of record in Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

According to said Plat, Said Lot No. 31 fronts 60 feet on the easterly side of Lauderdale Road and runs back between lines, 161.24 feet on the northerly line and 167.35 feet on the southerly line to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Victor Israel Limor and wife, Susan Limor by Warranty Deed from Donald W. Robinson and wife, Thelma L. Robinson of record in Book 4576, Page 500, Register's Office for Davidson County, Tennessee, dated February 02, 1972 and recorded on February 15, 1972

Being the same property conveyed to Susan Limor by Quitclaim Deed from Victor Israel Limor of record in Book 6584, Page 510, Register's Office for Davidson County, Tennessee, dated June 14, 1985 and recorded on June 18, 1985.

Being the same property conveyed to Victor I. Limor by Quitclaim Deed from Susan R Limor of record in Book 10725, Page 434, Register's Office for Davidson County, Tennessee, dated December 15, 1997 and recorded on December 17, 1997.

Said Victor I. Limor having deceased on or about February 26, 1998. Probate of record in Docket No. 98P455, in the Circuit Court, Probate Division for Davidson County, Tennessee, and as Instrument No. 20221213-0129339 in the Register's Office for Davidson County, Tennessee, devises property to Susan R. Limor.

Being the same property conveyed to Susan R. Limor, Trustee, and her successors in trust, of the Susan R. Limor Trust dated June 1, 2010, as amended by Quitclaim Deed from Susan R. Limor, sole devisee under the Last Will and Testament of Victor I. Limor of record in Instrument No. 20230103-0000054 Register's Office for Davidson County, Tennessee, dated December 22, 2022 and recorded on January 03, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **214 Lauderdale Road, Nashville, TN 37205**

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 our hands this the 14 day of May, 2026.

Susan R. Limor Trust dated June 1, 2010

BY: _____
Susan R. Limor, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan R. Limor** with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the **Trustee** of the **Susan R. Limor Trust,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Susan R. Limor** as such **Trustee**.

Witness my hand and official seal this the 14 day of May, 2026.

My Commission expires: 7/3/28

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 14. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605190044665