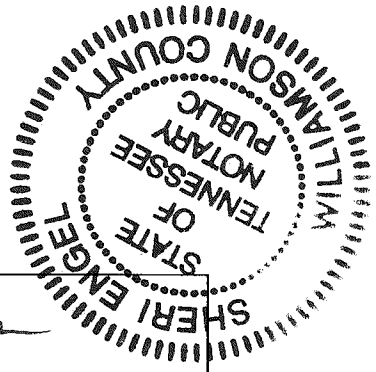


WARRANTY DEED

Karen Johnson Davidson County
Batch# 1437379 DEEDWARR
06/23/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,808.30
20260623-0056714

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,000.00.

Jennifer Eddings
Affiant

Subscribed and sworn to me on June 18, 2026

Sheri Engel
Notary Public

My Commission expires: 11-21-27

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37534

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Orly Koren and Shahar Koren, Trustees of The Koren Family Trust, dated January 30, 2020 129 Old Stable Pl. Walnut Creek, CA 94596	Same	- 105-14-0P-002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jason Brown and Maria Faulkner, as Joint Tenants with Right of Survivorship**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Orly Koren and Shahar Koren, Trustees of The Koren Family Trust Agreement, dated January 30, 2020, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being 2206B, as shown as Exhibit "B" on the plan entitled Declaration of Covenants, Conditions and Restrictions for 2206 White Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160913-0095956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JASON BROWN, AN UNMARRIED MAN AND MARIA FAULKNER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from CAVENDISH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211116-0152596, dated November 12, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 161, Page 87, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160913-0095956, said Register's Office.

4. Restrictive Covenant for Detached Structure of record in Instrument No. 20171218-0128616, said Register's Office.

5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2206B White Avenue, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 on June 18, 2026.

JASON BROWN

MARIA FAULKNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jason Brown and Maria Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on June 18, 2026.

NOTARY PUBLIC

My Commission Expires: 11-5-29



37534

I, Amy Cross Nance, 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 this 18th day of June 2026

Dated June 22, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 22nd day of June, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL