Karen Johnson Davidson County
Batch# 1438626 DEEDWARR
06/26/2026 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $4,310.50
20260626-0058100

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00

Carmen Coates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of June, 2026

Notary Public

Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Noruk and Heather Nicole Noruk, Trustees of Noruk Family Trust dated October 27, 2025 2120 Riverside Drive Nashville, TN 37216	Union Home Mortgage Corp. 8241 Dow Circle W. Strongsville, OH 44136	072-11-0-129.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Hila Aviran and Catherine Hammack-Aviran, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Noruk and Heather Nicole Noruk, Trustees of Noruk Family Trust dated October 27, 2025

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. 142 on the Plan of Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Page(s) 136 and 137, 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 by Warranty Deed from Pierce Development Group, LLC, a Tennessee limited liability company to Hila Aviran, a married woman, and

Catherine Hammack-Aviran, a married woman, recorded April 30, 2024, as Instrument No. 20240430-0031220 in Davidson County, Tennessee Register of Deeds.

Hila Aviran and Catherine Hammack-Aviran were married to each other at the time title was conveyed to them.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2120 Riverside Drive, Nashville, TN 37216

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 so 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.

Dated this the 22nd day of June, 2026.

Hila Aviran

Hila Aviran

STATE OF Florida
COUNTY OF Pasco

On this _____ day of June, 2026, before me personally appeared Hila Aviran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. verified ID using DRIVER LICENSE

Witness my hand, at office, this 22nd day of June, 2026.

Wendy Howard

Notary Signature
My commission expires: 12/28/2029

WENDY HOWARD
Notary Public - State of Florida
Commission # HH 715963
Expires on December 28, 2029

Notarized remotely online using communication technology via Proof.

Catherine Hammack-Aviran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2026, before me personally appeared Catherine Hammack-Aviran, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2026.

Notary Signature
My commission expires:



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 June 23. 2026

Affiant Signature

26th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

