Karen Johnson Davidson County
Batch# 473600 DEEDWARR
09/10/2020 03:17:30 PM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20200910-0103455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite 813, Brentwood, TN 37027

File No.: TN-2020-6285-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alex Lipsitz, a married man	SAME	160-0-124.00
(NAME)	(NAME)	
824 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty Thousand And No/100 Dollars ($920,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, CAROLYN E. LATHAM, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALEX LIPSITZ, A MARRIED MAN, 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. 1 as shown of the Plan of Section One, Bokor Heights of record in Plat Book 3842, Page 268, Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property Carolyn E. Latham, an unmarried person, by Warranty Deed September 30, 2004, from Mirriam Jennings, an unmarried person, of record in Instrument Number 20041001-0118672, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 824 Old Hickory Boulevard, Brentwood, TN 37027

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31 day of August 2020

Carolyn E. Latham

2020-08-31

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of August, 2020, before me, the undersigned, personally appeared before me by audio-video communication, Carolyn E. Latham, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC _____ My Commission Expires: _____

ANDREW H. MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 01, 2022

Aug. 01, 2022

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Davidson

Personally, appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 4/26/24