Karen Johnson Davidson County
Batch# 798537 DEEDWARR
02/01/2022 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20220201-0011682

Name and Address of New Owner:
Machael Ellenbogen and Jamie Kopit
34150 Altavista Drive
Temecula, CA 92592

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 10207011500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clay Bass Wood, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Machael Ellenbogen, unmarried, a 75% undivided interest and Jamie Kopit, unmarried, a 25% undivided interest,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land located in Davidson County, Tennessee, being all of Lot No. 22, on the Plan of Section 26 Charlotte Park, formerly "Beacon Square Section 2", of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Clay Bass Wood by Quitclaim Deed from Christine Adell Sidwell and Clay Bass Wood dated March 31st 2021 and recorded May 14th 2021 of record in Instrument No. 20210514-0065530, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6624 Upton Lane, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of January, 2022.

_____(SEAL)
Clay Bass Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of January, 2022, before me personally appeared Clay Bass Wood, 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 20th day of January, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$765,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kagan N. Veach
_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of January, 2022.

_____
Notary Signature
My commission expires:
7-17-22

ANN E. [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 1-20-22 (date of document).

Date: 1-21-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

202202010011682