Karen Johnson Davidson County
Batch# 809392 DEEDWARR
02/22/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20220222-0019867

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Warwick Arrowsmith and Andrea Arrowsmith 623 Westboro Drive Nashville, TN 37209	Warwick Arrowsmith and Andrea Arrowsmith 1200 Firth Court Franklin, TN 37067	090-12-0-206.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jamie Kopit and Michael Ellenbogen, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Warwick Arrowsmith and Andrea Arrowsmith, husband and wife, as tenants in common,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 4**, on the Plan of Section Three Westboro, of record in Plat Book 1424, Page 82, said Register's Office, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Jamie Kopit and Michael Ellenbogen (erroneously spelled Micahel on Deed) , wife and husband, by Warranty Deed from Alison Hollis and James Hollis, wife and husband, of record on June 4, 2019, at Instrument No. 20190604-0052857, Davidson County Register of Deeds.

Micahel Ellenbogen and Michael Ellenbogen are one and the same.

This property is commonly known as 623 Westboro Drive, Nashville, TN 37209
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 7 **day of February, 2022:**

Jamie Kopit

Michael Ellenbogen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamie Kopit** and **Michael Ellenbogen,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7 day of February, 2022:

Notary Public

My Commission Expires: _____

M AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$680,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 10 DAY OF February, 2022:

Notary Public

My Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 2/7/22.

Affiant Signature

2/10/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/10/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON