BOX 10-B

Karen Johnson Davidson County
Batch# 950220 DEEDWARR
12/12/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20221212-0128541

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/14/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BLUE ROCK COAST, LLC	Donald & Martha Arkovitz	117-03-0B-115.00-CO
(NAME)	(NAME)	
5810 Shelby Oaks Dr Ste B	119 Cayman Cove	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38134	Destin, FL 32541	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, DONALD ARKOVITZ AND MARTHA E. SHIPMAN N/K/A MARTHA SHIPMAN ARKOVITZ, HUSBAND AND WIFE,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLUE ROCK COAST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, as follows to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. H-4, Parcel No. 115, of the Villager Condominiums, as of record in Book 5200, Page 154, said Register's Office, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Donald Arkovitz and Martha E. Shipman from Cortland T. Riggs, by deed dated October 31, 1997, of record in Book 10667, Page 261, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 5200, Page 154; Master Deed of record in Book 5434, Page 665, Book 5487, Page 967, and Instrument No. 20090616-0055824; By-laws of record in Book 5434, Page 708 and Instrument No. 20080416-0038631; Charter of record in Book 5441, Page 815; Easement of record in Instrument No. 20130916-0097052; and any and all other general, utility, and drainage easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****Martha Shipman Arkovitz and Martha E. Shipman are one and the same person.****

Unimproved ( )
This is improved(X) property, known as 2601 HILLSBORO PIKE #H4, NASHVILLE, TN 37212
(House Number) (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; 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 6th day of December, 2022.

DONALD ARKOVITZ

MARTHA SHIPMAN ARKOVITZ

STATE OF FLORIDA
COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Arkovitz and Martha Shipman Arkovitz, husband and wife,** 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 at office this 6th day of December, 2022.

My commission expires: 8-5-25

Notary Public

JENNIFER L. LEE
MY COMMISSION # HH 144984
EXPIRES: August 5, 2025
Bonded Thru Notary Public Underwriters

Tennessee Certification of Electronic Document

I, Robin White, 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 12.9.22 (date of document).

Affiant Signature

12.9.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY