DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$199,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(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
JONATHAN GABELMAN	**SAME**	**104-11-0A-011.00-CO**
(NAME)	(NAME)	
802 SHADOWSTONE PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 958122 **DEEDWARR**
01/05/2023 01:42:08 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20230105-0001024

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DONALD ARKOVITZ AND MARTHA SHIPMAN ARKOVITZ, F/K/A MARTHA E. SHIPMAN, HUSBAND AND WIFE,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN GABELMAN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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, being Unit No. A-11 on the Plan of The Villager West Condominium Apartments of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Villager West Condominium, a horizontal property regime established by Master Deed of record in Book 5452, Page 419, said Register's Office.

Being the same property conveyed to DONALD ARKOVITZ AND MARTHA E. SHIPMAN, by deed from THOMAS J. JACKSON, A MARRIED PERSON, of record in Book 10392, Page 34, dated March 24, 1997, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record Book 5210, Page 174; Master Deed For Villager West Condominium of record in Book 5452, Page 419; and any and all other 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 **2134 FAIRFAX AVE., UNIT A-11, 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 my hand this 4th day of January, 2023.

Donald Arkovitz
By: Alan M. Cohen His Attorney in Fact
DONALD ARKOVITZ
By: Alan M. Cohen, his Attorney in Fact

Martha Shipman Arkovitz
By: Alan M. Cohen, Her Attorney in Fact
MARTHA SHIPMAN ARKOVITZ
By: Alan M. Cohen, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2023, before me personally appeared **Alan M. Cohen, Attorney in Fact for Donald Arkovitz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Donald Arkovitz**, and who acknowledged that he executed the same as the free act and deed of **Donald Arkovitz**.

Witness my hand and official seal at office this 4th day of January, 2023.

My commission expires: **March 3, 2026**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Deborah J. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 2023, before me personally appeared **Alan M. Cohen, Attorney in Fact for Martha Shipman Arkovitz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Donald Arkovitz**, and who acknowledged that he executed the same as the free act and deed of **Martha Shipman Arkovitz**.

Witness my hand and official seal at office this 4th day of January, 2023.

My commission expires: **March 3, 2026**

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Deborah J. Cohen
Notary Public