THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

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

Karen Johnson Davidson County
Batch# 1018162 **DEEDQC**
06/23/2023 08 10 20 AM 2 pgs
Fees $12 00 Taxes $0 00
20230623-0047657

**This conveyance is exempt from conveyance tax Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.***

**PREPARER'S DISCLAIMER** The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms

# QUITCLAIM DEED

## (To Create a Tenancy by the Entirety)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Michael Ellenbogen and Jamie Kopit<br>6624 Upton Lane<br>Nashville, TN 37209 | Owners | 102-07-0-115.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Ellenbogen and Jamie Kopit**, hereinafter called the Grantors, explicitly in order to create in the Grantees together a Tenancy by the Entirety, do hereby Quitclaim unto **Michael Ellenbogen and Jamie Kopit, as husband and wife and Tenants by the Entirety**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

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 conveyed to Michael Ellenbogen, unmarried, a 75% undivided interest, and Jamie Kopit, unmarried, a 25% undivided interest, by Warranty Deed from Clay Bass Wood, unmarried, of record in Instrument No. 20220201-0011682, filed on 02-01-22, Davidson County Register of Deeds, as corrected for name spelling at Instrument No. 20230424-0030013, Davidson County Register of Deeds.

This is property commonly known as 6624 Upton Lane, Nashville, TN 37209.*

*Note: An address is not a legal description of real property.

**Witness our hands, this** 25th **day of May, 2023:**

**Michael Ellenbogen**

**Jamie Kopit**

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

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

Witness my hand and official seal, this 25th day of **May, 2023**:

Notary Public

My Commission Expires: 7/6/26

AUSTIN SMART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY