THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6158-WE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 462,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1031687 DEEDWARR
07/27/2023 02:40:37 PM 2 pgs
Fees: $13.00 Taxes: $1,711.25

20230727-0058096

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Arkovitz and Martha Arkovitz	**Donald Arkovitz and Martha Arkovitz**	
9156 Sawyer Brown Road	9156 Sawyer Brown Road	142-09-0H-015.00-CO
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Fred Morgan Holzapfel and wife, Sally Ann Holzapfel**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donald Arkovitz and wife, Martha Arkovitz,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. Unit No. 9156, together with Carport No. 9156-C, on the Plan of Condominium Apartments Final Plat, River Plantation, Phase I, Section IX, of record in Book 7900, page 98, as corrected in Book 8123, page 692, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant property regime established by Master Deed of record in Book 8061, page 341, as amended in Book 8494, page 628, Book 9326, page 713, and as Instrument Nos. 20041124-0140994, and 20180501-0041146, Register's Office.

Being the same property conveyed to FRED MORGAN HOLZAPFEL AND WIFE, SALLY ANN HOLZAPFEL, by deed from JAMES PHILLIP ESTES AND LLOYD FRANKLIN SMITH, CO-TRUSTEES OF THE ESTES SMITH FAMILY TRUST, DATED SEPTEMBER 20, 2017, of record as Instrument No. 20181128-0116089, dated November 28, 2018, said Register's Office.
on November 28, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **9156 Sawyer Brown Road, Nashville, TN 37221**

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, unless otherwise herein set out; 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 the 27th day of July, 2023.

Fred Morgan Holzapfel

Sally Ann Holzapfel

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 **Fred Morgan Holzapfel and wife, Sally Ann Holzapfel,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2023.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission expires: _____

Notary Public