WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,950,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/21/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1114512 DEEDWARR
03/25/2024 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20240325-0020385

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3301

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Ellen Lehman	New owner	103-16-0A-023.00-CO
3901 West End Avenue, #1107	144 Ensworth Ave	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

James W. Wagy and Deborah J. Wagy, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen Lehman, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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, 1107 on the Plan of 1st Revision 11th Floor Rokeby Condominium Apartments, of record in Plat Book 5050, Page 68 and amending Plat Book 5060, Page 16, 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 Rokeby, a horizontal property regime established by Master Deed of record in Book 4829, Page 138, amended in Book 4983, Page 98, Book 5096, Page 409, Book 5459, Page 179, **Book 7399, Page 814, Book** 9828, Page 213, Instrument No. 20060717-0085390, Instrument No. 20060724-**0089036 and Instrument** No. 20060110-0003792, said Register's Office.

Being the same property conveyed to James W. Wagy and Deborah J. Wagy, husband and wife by Warranty Deed from Elinor B. Peek, unmarried of record in Instrument No. 20210803-0103891 Register's Office for Davidson County, Tennessee, dated June 01, 2021 and recorded on August 03, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3901 West End Avenue, #1107 Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 21, 2024.

James W. Wagy

James W. Wagy

Deborah J. Wagy

Deborah J. Wagy

Notarized remotely online using communication technology via Proof.

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, James W. Wagy, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 21, 2024.

MO DRIVER LICENSE

Lola Denise Strickland

Lola Denise Strickland

Notary Public

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

My Commission Expires: 06/04/2025

Notarized remotely online using communication technology via Proof.

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Deborah J. Wagy, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

MO DRIVER LICENSE

Witness my hand and official seal, this March 21, 2024.

Lola Denise Strickland

Lola Denise Strickland

Notary Public

LOLA DENISE STRICKLAND
Notary Public - State of Florida
Commission # HH137805
Expires on June 4, 2025

My Commission Expires: 06/04/2025

Notarized remotely online using communication technology via Proof.

File #: 2024-3301

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 21, 2024.

J. Carlton Drumwright

March 21, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 21, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY