Karen Johnson Davidson County
Batch# 1162791 DEEDWARR
07/26/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240726-0056618

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **530,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RAGANN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne A. Kopit and Diane S. Kopit, Trustees of W & D Kopit Family Trust dated March 8, 2017	New Owner	092-13-0-16900
(NAME)	(NAME)	
3522 Elkins Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

MURRAY M. ARONS AND JENNY GILLIAND, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WAYNE A. KOPIT AND DIANE S. KOPIT, TRUSTEES OF W & D KOPIT FAMILY TRUST DATED MARCH 8, 2017, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,

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 Lot No. 12, Block 17 on the Plan of Charlotte Park Company's 2nd Addition to Nashville of record in Plat Book 57, Page(s) 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Murray M. Arons and Jenny Arons a/k/a Jenny Gilliand, husband and wife by Deed dated May 9, 2019 from Jessica M. Daniels, unmarried, recorded May 10, 2019, in Instrument Number 20190510-0044162, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 3522 Elkins Avenue, Nashville, TN 37209

LT&E File #21302

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 my/our hand(s) this 19th day of July, 2024

Murray M. Arons

Jenny Gilliand a/k/a Jenny Arons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of July, 2024, before me personally appeared Murray M. Arons and Jenny Gilliand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2024.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #21302

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 July 19, 2024 (date of document).

Date: July 26, 2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 26th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026