Karen Johnson Davidson County
Batch # 1298485 DEEDWARR
07/17/2025 02 02 11 PM 2 pgs
Fees $13 00 Taxes $1,221 00

20250717-0056540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES ~~MARCH 5, 2026~~

(AFFIX SEAL)

ELIZABETH ANNE MINGUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2026

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
MISHAEL S. BROWN	**Legacy Home Loans, dba Steadfast Mortgage**	**142-05-0A-140.00CO**
(NAME) **612 PLANTATION COURT**	(NAME) **408 Highway 76**	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WIFE, MARTHA ARKOVITZ,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MISHAEL S. BROWN,** HEREINAFTER CALLED THE GRANTEE, HER 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. x-2, together with the Carport designated No. X-2-C, in River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation , Section Two, Condominium Apartments, recorded in Book 4460, pages 136 and 137, of the Register's office for Davidson County, Tennessee and described in Master Deed, recorded in Book 4661, page 334, of the Register's office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Two, Condominium Apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 334, amended in Book 4691, page 906, Register's office for Davidson County, Tennessee, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Donald Arkovitz and wife, Martha Arkovitz, from W. Jean Sharpe, heir at law, by deed dated January 4, 2008 of record in Book 20080124-0007319 and by deed dated January 3, 2008 from Mark T. Sharp, heir at law, of record in Instrument No. 20080124-0007320, and by deed from Sara V. Reed, heir at law, of record in Instrument No. 20080124-0007321, Register's Office for Davidson County, Tennessee

This conveyance is subject to Matters shown on the Plan of record Book 4460, pages 136 and 137, Master Deed for River Plantation, Section Two, a Condominium, of record in Book 4661, page 334 and amended in Book 4691, page 906; Amended & Restated Master Deed for River Plantation, Section Two, a Condominium, of record in Instrument No. 20120828-0077603 and amended in Instrument No. 20180522-0048991 and Instrument No. 20241210-0095977; Amendment to By-Laws of record in Book 6354, page 676, Amended & Restated By-Laws of River Plantation Section Two Condominiums Homeowners Association, Inc. of record in Instrument No. 20120828-0077595 and amended in Instrument No. 20180522-0048990, Easement of record in Instrument No. 20130517-0050159, Charter of record in Instrument No. 20100408-0026710 and Instrument No. 20110831-0067570; 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.

See Limited Power of Attorney for Donald Arkovitz of record in Instrument No. 20250717-0056539, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 612 PLANTATION COURT, NASHVILLE, TN 37221
(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 our hands this 16th day of July, 2025

Donald Arkovitz by Martha Arkovitz Attorney in fact — Martha Arkovitz

DONALD ARKOVITZ
By: Martha Arkovitz, his Attorney in Fact

MARTHA ARKOVITZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2025, before me personally appeared **Martha Arkovitz, 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 she executed the same as the free act and deed of **Donald Arkovitz**

Witness my hand and official seal at office this 16th day of July, 2025

My commission expires **March 3, 2026**

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

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Martha Arkovitz**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 16th day of July, 2025

My commission expires **March 3, 2026**

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

Lee A. Cohen
Notary Public