WARRANTY DEED

JOHN C. LEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22 (AFFIX SEAL)

J-GHS-19-400-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Homestock Equity, LLC	**New Owner**	
(NAME) **6040 Sanmar Dr.**	(NAME)	**95-11-13.00**
(ADDRESS) **Spring Hill, TN 37174**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THE ESTATE OF DAVID MATTHEW NOKKEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOMESTOCK EQUITY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 on the Plan of Cloverdale, of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

Being the same property conveyed to David Nokken by Special Warranty Deed from Federal Home Loan Mortgage Corporation, recorded November 9, 2005 in Instrument No. 20051109-0135975, Register's Office for Davidson County, Tennessee.
The said David Nokken, aka David Matthew Nokken, having since died intestate on September 8, 2018 and whose probate estate is being administered in the Seventh Circuit Court, Davidson County, Tennessee, Probate Division, under Docket No. 18P-1765. Order Granting Petition to Declare Etate Insolvent and Authorization for the Sale of Real Estate filed in Docket No. 18P1765, eventh Circuit Court, Davidson County, Tennessee, Probate Division.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- Subject to 2019 Property Taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **400 Wanda Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 227613 **DEEDWARR**
05/08/2019 03:16:41 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190508-0043285

Witness my/our hand(s) this the 3rd DAY OF MAY, 2019.

The Estate of David Matthew Nokken

BY: _____
Timothy Peter Nokken
Administrator

STATE OF Texas
COUNTY OF Lubbock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY PETER NOKKEN, ADMINISTRATOR of the THE ESTATE OF DAVID MATTHEW NOKKEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 3rd of May, 2019.

_____
Notary Public
My Commission Expires: 3.5.2023
(SEAL)

Sharon Pigg NOTARY PUBLIC STATE OF TEXAS ID# 12802818-4 EXP. 03/05/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212