Karen Johnson Davidson County
Batch# 381390 DEEDWARR
04/03/2020 08:58:38 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20200403-0035827

Warranty Deed

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $613,000.00. Affiant Subscribed and sworn to before me, this the 31st day of March, 2020. Notary Public My commission expires: 1/3/22

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**	Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: WSBP20901

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John George Hoke Glenna Gayle Hoke	new owner	118-01-0F-001.00-CO
901 Halcyon Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THOMAS J. KUSH AND WIFE, LAURIE BETH KUSH,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN GEORGE HOKE AND GLENNA GAYLE HOKE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A. Halcyon Avenue Townhomes, as shown of record in Declaration of Protective Covenants, Conditions and Restriction recorded at Instrument No. 20070530-0064295, amended at Instrument No. 20070628-0076978, 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 a portion of the same property conveyed to Thomas J. Kush, married by Warranty deed from Elizabeth Gammans unmarried of record in Instrument No. 20070524-0061989 Register's Office for Davidson County, Tennessee, dated May 11, 2007 and recorded on May 24, 2007.

Being a portion of the same property conveyed to Thomas J. Kush and wife, Laurie Beth Kush by Quitclaim deed from Thomas J. Kush of record in Instrument No. 20140110-0002786 Register's Office for Davidson County, Tennessee, dated Janurary 06, 2014 and recorded on January 10, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 901 Halcyon Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2020.

Thomas J. Kush

Laurie Beth Kush

Laurie Beth Kush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas J. Kush and Laurie Beth Kush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of ~~March~~, 2020.

Notary Public

My Commission Expires: 5-3-21

