Karen Johnson Davidson County
Batch# 405805 DEEDWARR
05/26/2020 02:29:18 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200526-0054116

TRUSTEE'S WARRANTY DEED

THIS WARRANTY DEED, made on the 20th day of May, 2020 between LAWRENCE JAMES HOKE AND RITA RORTVEDT HOKE, Trustees under THE LAWRENCE JAMES HOKE AND RITA RORTVEDT HOKE REVOCABLE DECLARATION OF TRUST DATED OCTOBER 9th, 2019 (Grantors) and LAWRENCE J. HOKE and RITA R. HOKE, husband and wife, (Grantees) whose post office address is 405 Illinois Avenue, Lake Forest, Illinois 60045.

WITNESSETH, that Grantors, for and in consideration of the sum of $10.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, warrant to Grantees and Grantees' heirs, executors, administrators, and assigns forever all of the right, title and interest of Grantors in the following described real estate situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Map - Parcel Number: 083-02-0-314.00 Commonly known as: 302 Manchester Ave., Nashville, TN 37206

Being the same property conveyed to Lawrence James Hoke and Rita Rortvedt husband and wife as joint tenants by Warranty Deed from Grayson D. Adler and Melissa Adler in Instrument No. 20161019-0110495 and recorded on October 19, 2016. Also by deed # 20200102-0000208

The TRUSTEE shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property conveyed by this deed. The Successor TRUSTEES are hereby granted the power to protect conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of the real property conveyed by this deed.

Lawrence J. Hoke As Trustee

LAWRENCE J. HOKE
405 Illinois Avenue
Lake Forest, Illinois 60045
Grantor

Rita R. Hoke As Trustee

RITA R. HOKE
405 Illinois Avenue
Lake Forest, Illinois 60045
Grantor

I hereby swear that the actual "the consideration for the transfer;" or "the value of the property", whichever is greater, for this transfer is $~~400,000~~ Zero. This transfer is exempt under §67-4-409 a) 3) F)

STATE OF Tennessee)
COUNTY OF Davidson)

Lawrence J. Hoke
LAWRENCE J. HOKE, affiant

The foregoing instrument was acknowledged before me by LAWRENCE J. HOKE and RITA R. HOKE as trustees who identified this instrument as WARRANTY DEED and they signed the instrument willingly. Sworn to before me on May 20, 2020, by LAWRENCE J. HOKE and RITA R. HOKE, who (are personally known to me)(produced a Driver's License as identification).

K. Phelps
Notary Public
Commission No. n/a
My commission expires: Mar 7, 2023

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar. 7, 2023

Prepared by,
NEW OWNER ADDRESS, AND SEND TAX BILLS TO
AND AFTER RECORDING RETURN TO:
LAWRENCE J. HOKE and RITA R. HOKE, Trustees
405 Illinois Avenue, Lake Forest, Illinois 60045