# WARRANTY DEED

***This instrument prepared by***:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580

Karen Johnson Davidson County
Batch# 547940 **DEEDWARR**
01/06/2021 10:37:25 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50

20210106-0002409

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 445,000.00.

Affiant

Subscribed and sworn to me, this the 4th day of December, 2020.

Notary Public

My commission expires:

**Property Address:**
915B Elvira Avenue
Nashville, TN 37216

**Parcel ID:**
072-06-1J-002.00

**Property owner:**
Michelle Cromier
915B ELVIRA AVENUE
NASHVILLE, TN 37216

**Mail tax bills to:**
Same as property address

**THIS INDENTURE** is made effective the 4th day of December, 2020, by **Matthew C. Hokes and Brittney Luli, husband and wife** First Parties, for the purpose of conveying the premises described herein to Michelle Cormier and Chelsea Fourakre, a married couple* , Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *as joint tenants with right of survivorship

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit 2 (915-B Elvira Avenue) as shown on Exhibit "B" in the Declaration Establishing a Horizontal Property Regime for The 915 Elvira Avenue Townhomes (pursuant to Tennessee Code Annotated, Section 66-27-101 , et seq.) of record at Instrument No. 20160713-0071523 and amended at Instrument Nos. 20180613-0056726, 20180712-0067770 and 20180712-0067771, Registers Office for Davidson County, Tennessee to which said plan and declaration reference is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to Matthew C. Hokes, a single man, by Warranty Deed dated July 13, 2018 from Steve R. Griffith, recorded August 6, 2018 at Instrument No. 20180806-0076945, Register's Office for Davidson County, Tennessee.

Brittney Luli, wife of Matthew C. Hokes, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which she may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 421, Page 35; the premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The 915 Elvira Avenue Townhomes of record at Instrument No. 20160713-0071523 and as amended at Instrument Nos. 20180613-0056726; 20180712-0067770; 20180712-0067771 and at Instrument No. 20180905-0087643, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WH*EREOF***, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Matthew C. Hokes**

**Brittney Lull**

**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 bargainor, **Matthew C. Hokes**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 3 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 3/6/2024

NATHAN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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 bargainor, **Brittney Luli**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 3 day of September, 2024.

NOTARY PUBLIC

My Commission Expires: 3/6/2024

NATHAN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.