WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/2024
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 560498 **DEEDWARR**
01/25/2021 03:08:34 PM 2 pgs
Fees: $13.00 Taxes: $1,124.80

20210125-0010865

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-122849

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jordon M. Sokoloff-Toney and Julia L. Sokoloff	Tennessee Chartered Bank	
(NAME)	(NAME)	
1335 Old Hickory Boulevard	2002 Richard James Rd., Ste 300A	041-00-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS ($304,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM T. PIKE AND MARISA BARNES, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JORDON M. SOKOLOFF-TONEY AND JULIA L. SOKOLOFF, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in the 10th Civil District of Davidson County, Tennessee, being a part of the J. W. Harris land as of record in Book 421, Page 75, said Register's Office, and described according to a survey made by Ralph W. C. Lambert, Surveyor. dated June 16. 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line South 2 degrees 30 minutes West 290.5 feet to an iron pin; thence North 66 degrees 52 minutes West 150 feet to an iron pin; thence North 2 degrees 30 minutes East 290.5 feet to an iron pin in the Southerly margin of said Boulevard; thence along the margin of said Boulevard South 66 degrees 52 minutes East 150 feet to the beginning.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-WR-201535

Tract II:
Beginning at a point, this point being the Southeast corner of the L. H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence South 2 degrees 3 minutes West 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence North 85 degrees 41 minutes West, 195.71 feet to an iron pin; thence North 14 degrees 8 minutes East, 256.30 feet bounded by the Glenna Mae Dailey property to an iron pin; thence South 66 degrees 2 minutes East 150.00 feet bounded by the L. K. Rizor property to an iron pin; this being the point of beginning and containing 0.909 acres, more or less.

Being the same property conveyed to William T. Pike, an unmarried man and Marisa Barnes, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Betty Sue Breeden of record in Instrument No. 20180305-0020719 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 05, 2018 and Scrivener's Affidavit, recorded on April 01, 2020 of record in Instrument No. 20200401-0034883.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1335 Old Hickory Boulevard, Nashville, TN 37207
(House No.) (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, 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 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 my/our hand(s) this the 20th day of January, 2021

William T. Pike

Marisa Barnes

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Oldham
Personally appeared before me, the undersigned authority, a Notary Public for said County and State, William T. Pike and Marisa Barnes, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.
Witness my hand and official seal, this the 20th day of January, 2021.

Notary Public

My Commission Expires:
(SEAL) 4/7/2024

JASON G. SHEARIN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP5715
My Commission Expires Apr 7, 2024