Name and Address of New Owner:
Kyle Goke and Melissa Claire Goke
2207 Pinewood Rd
Nashville, TN 37216

Send Tax Bills To:
Simmons Bank
501 Main St.
Pine Bluff, AR 71601

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-12-0-088.00

Karen Johnson Davidson County
Batch# 708918 DEEDWARR
09/01/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210901-0118178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ted Gregory**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kyle Goke and Melissa Claire Goke, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Dalewood, Section I, of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 60 fronts 74.9 feet on the Easterly side of Pinewood Road and runs back 141.6 feet on the Northerly line and 141.1 feet on the Southerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Manuel A. Cruz and Beth T. Cruz, husband and wife, by Warranty Deed from Terrie Lee Tidwell, Trustee of the Anna M. Bearden Trust Dated February 27, 2013, of record in Instrument No. 20160719-0074038 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 19, 2016. (Value of consideration shown in aforementioned deed $326,000.00.)

Being the same property conveyed to Ted Gregory and/or Assigns, by Warranty Deed from Manuel A. Cruz and Beth T. Cruz, husband and wife, of record in Instrument No. 20210527-0072066, Register's Office for Davidson County, Tennessee, dated May 26, 2021, and recorded on May 27, 2021.

Being also known as 2207 Pinewood Road, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of August, 2021.

(SEAL)
Ted Gregory

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 Ted Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2021.

Notary Public
My commission expires: 10.2.23

AFFIDAVIT OF VALUE

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of August, 2021.

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 9.2.2024

File No. 2021-1762

202109010118178

Tennessee Certification of Electronic Document

I, Steven Dixon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-30-21 (date of document).

Affiant Signature

8-30-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30 day of August, 2021.

Notary Signature

My Commission Expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY