WARRANTY DEED

Karen Johnson Davidson County
Batch# 735410 DEEDWARR
10/13/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,726.90
20211013-0137404

G-VRES-21-1121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/2025 (AFFIX SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drake Coker and Megan Hollingshead Coker	New owner	
(NAME)	(NAME)	
1121 Eastdale Ave	1121 Eastdale Ave	**061-11-0-184.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDSAY MYA LO AND ANDREW LO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DRAKE COKER AND MEGAN HOLLINGSHEAD COKER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Block "B" on the Revised Plan of Certain Lots in Blocks "A" and "B", Section No. 1 Jackson Park of record in Plat Book 974, Page 28, 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 the same property conveyed to Lindsay Mya Lo and Andrew Lo, wife and husband by Warranty deed from Emily Molina, Raphael Molina, Fausto Molina and Virginia Molina, heirs at law of Raphael Molina of record in Instrument No. 20130820-0087496 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 20, 2013.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 28, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Eastdale Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 4th DAY OF OCTOBER, 2021.

Lindsay Mya Lo by Adam Jefferson,
Attorney in Fact

Andrew Lo by Adam Jefferson,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Jefferson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of LINDSAY MYA LO AND ANDREW LO, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDSAY MYA LO AND ANDREW LO.

Witness my hand and official seal, this the 4th of October, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GROVES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian 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 10/4/21.

Date

Affiant Signature

10/4/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON