Karen Johnson Davidson County
Batch# 863226 DEEDWARR
05/26/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,297.70
20220526-0061519

WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$621,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Juelia Kinney **Aaron Bass**	New owners	**Map 091-08-0 Parcel 359.00**
4509 Michigan Ave	1362 Orpheus Ave	
Nashville, TN 37209	Encinitas, CA 92024	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Teddy U. Luke and Janet L. Luke, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Juelia Kinney, a single person, and Aaron Bass, a single person, as tenants in common with rights of survivorship

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:

LAND in Davidson County, Tennessee, being Lot No. 1 as shown on the map entitled Eastoak's Lot Subdivision, of record in Instrument No. 20120524-0045199, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Teddy U. Luke and Janet L. Luke, husband and wife, by Deed dated December 6, 2017 from Kenneth Lee Smithmier and Terri L. Smithmier, husband and wife, and Samuel Smithmier, unmarried, of record in Instrument No. 20171211-0126062, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Teddy U. Luke, pursuant to a Power of Attorney executed by him on the 10th **day of May, 2022, of record in Instrument No.** 202205260061518 **, Register's Office for Davidson County, Tennessee.**

Conveyance of the above described property is subject to the following: 1) The Plan of record in nstrument No.20120524-0045199, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **4509 Michigan Ave, Nashville, TN 37209**

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 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 ~~11th~~ 10th day of **May, 2022.**

Teddy U. Luke by: John, Atty in Fact

Teddy U. Luke by John Cook, **Attorney-in-Fact**

Janet L. Luke

Janet L. Luke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of May, 2022, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named John Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Teddy U. Luke** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Teddy U. Luke**, for the purpose therein contained, by signing the name of **Teddy U. Luke**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **May, 2022.**

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 10/23/2023

STATE OF Illinois **)**
COUNTY OF Cook **)**

Personally appeared before me, a Notary Public of said County and State, **Janet L. Luke,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chicago (city), Illinois (state), this ~~11th~~ 10th day of **May, 2022.**

Notary Public

My Commission Expires: September 23, 2023

NICHOLAS MALVIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 23, 2023

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **May 10, 2022**.

Affiant Signature

May 14, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

14th day of **May**, 20**22**.

Notary's Signature



My Commission Expires: _____

Notary's Seal (if on paper)