Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible] TN 37215

Karen Johnson Davidson County
Batch# 867043 **DEEDWARR**
06/03/2022 11:48:57 AM 2 pgs
Fees: $13.00 Taxes: $6,460.20

20220603-0064306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,746,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

File #22-KA-5612-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Joanne W. Banks Family Revocable Trust (NAME)	**New Owner** (NAME)	**145-01-0-011.00**
5612 Stanford Ct (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (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, **WILLIAM G. COKE AND FLORENCE F. COKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOANNE W. BANKS, TRUSTEE OF THE JOANNE W. BANKS FAMILY REVOCABLE TRUST DATED JUNE 4, 2007** 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. 3 on the Plan of Resubdivision Westwood, Section 2 of record in Plat at Instrument No. 20050125-0008856, 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 Florence F. Coke and William G. Coke, as tenants by the entirety by Quit Claim deed from Florence F. Coke, Trustee of the Florence Fletcher Coke Personal Residence Trust of record in Instrument No. 20150129-0008706 Register's Office for Davidson County, Tennessee, dated January 06, 2015 and recorded on January 29, 2015 .

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record as Instrument Number 20050125-0008856 and Plat Book 4675, Page 53, Register's Office of Davidson County, Tennessee.
* Utility Easement of record in Book 4782, Page 279, in the Register's Office for Davidson County, Tennessee.
* Utitlity Easement of record in Book 4845, Page 131 and Book 6740, Page 967, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record as Instrument Number 20050224-0020223 in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5612 Stanford Court, Nashville, TN 37215**.

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 27th day of May, 2022.

William G. Coke by Alice Coke-Corkern Attorney in Fact
William G. Coke by Alice Coke-Corkern, Attorney-In-Fact

Florence F. Coke by Alice Coke-Corkern Attorney in Fact
Florence F. Coke by Alice Coke-Corkern, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2022, before me personally appeared Alice Coke-Corkern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of May, 2022.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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STATE OF TENNESSEE NOTARY PUBLIC
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