WARRANTY DEED

Karen Johnson Davidson County
Batch# 982900 DEEDWARR
03/21/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230321-0020415

File No.: RES-23-902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/2/2024 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Devco 902, G.P.	New Owner	118 01 0 325.00
(NAME) 101 Lea Avenue Nashville, TN 37210	(NAME) Same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN HOKE AND GLENNA G. HOKE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS DEVCO 902, G.P., A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs 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. 43 on the Map of W.D. Gale's Kirkwood Addition, of record in Book 332, Page 76, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 43 fronts 50 feet on the northerly side of Halcyon Avenue and runs back between parallel lines, 157 feet to an alley.

Being the same property conveyed to Glenna G. Hoke and John Hoke, wife and husband, from Don Lee Heffington, unmarried, by Warranty Deed dated July 14, 2010, recorded August 11, 2010, in Instrument No. 20100811-0063377, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 902 Halcyon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 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 20th day of March, 2023

John Hoke

Glenna G. Hoke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2023, before me personally appeared John Hoke and Glenna G. Hoke, 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 20th day of March, 2023.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, NATALIE McKEE, 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 March 20th, 2023.

Affiant Signature

March 20th, 2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of March, 2023.

Notary's Signature

My Commission Expires: 4/2/2024

Notary's Seal

K. GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

File No. RES-23-902

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