Karen Johnson Davidson County
Batch# 1024840 DEEDWARR
07/11/2023 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20230711-0053055

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$287,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUKE JENISON		**109-05-0D-124.00 CO**
(NAME) **1840 LINCOYA BAY DRIVE**	(NAME) New Owner	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, PHILIP E. CHIOCCA AND WIFE, KATHLEEN M. CHIOCCA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUKE JENISON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Unit No. 1840 of The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions of The Cottages at Williams Bend, of record as Instrument No. 20040628-0076712, amended and/or supplemented as Instrument Nos. 20041028-0129585, 20050923-0114373, and 20180420-0037271, Register's Office for Davidson County, Tennessee, said Unit being depicted on the plan attached as Exhibit "C" to the First Supplementary Declaration of record as Instrument No. 20050923-0114373, said Register's Office, for a more complete and accurate description thereof.

Being the same property conveyed to PHILIP E. CHIOCCA AND WIFE, KATHLEEN M. CHIOCCA, by deed from JEFFERY S. PATTERSON, UNMARRIED, of record in Instrument No. 20130402-032482, dated March 28, 2013, said Register's Office.

This conveyance is subject to matters shown on the Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040628-0076712, amended and/or supplemented as Instrument Nos. 20041028-0129585, 20050923-0114373, and 20180420-0037271; Restrictions of record as Instrument No. 20021204-0149456; Easement Agreement of record in Book 6185, page 216, and Book 7498, page 726, and amended as Instrument Nos. 20000331-0032369, and 20021204-0149457; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 169; Sanitary Sewer Easement of record in Book 5406, page 470; Rights of others in and to party walls; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1840 LINCOYA BAY DRIVE, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 our hands this 7th day of July, 2023.

Philip E. Chiocca

PHILIP E. CHIOCCA

Kathleen M. Chiocca

KATHLEEN M. CHIOCCA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip E. Chiocca and wife, Kathleen M. Chiocca,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 7th day of July, 2023.

My Commission expires: **March 3, 2026**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 7/7/23.

Affiant Signature – Joshua A. Terry

7/10/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON