Karen Johnson Davidson County
Batch# 1029453 DEEDWARR
07/21/2023 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230721-0056426

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SANDRA L. MITSOS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH23-06188

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew J. Hoke and Amy E. Hoke 1333 Autumn Springs Lane Old Hickory, TN 37138	Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive, Ste. 6 White House, TN 37188	064 08 0A 021.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert H. Allen and Charles J. Hicks**, spouses married to each other, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew Joseph Hoke and Amy Erin Hoke**, husband and wife, hereinafter called the Grantees, their successors 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. 21, Section One, Merritt Downs, as shown on plat of record in Instrument No. 20010523-0053201, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Robert H. Allen and Charles J. Hicks, Spouses Married To Each Other, by Warranty Deed from Anna Reidelbach and Adam Reidelbach, Wife and Husband, of record in Instrument No. 20190920-0095615, in the Register's Office of Davidson County, Tennessee, dated September 16, 2019, and recorded on September 20, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1333 Autumn Springs Lane, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of July, 2023

Robert H. Allen

Charles J. Hicks

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Robert H. Allen and Charles J. Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 19th day of July, 2023.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

Certificate of Authenticity

I, Tonya Loftin, 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 **July 19, 2023**.

Date

Tonya Loftin
Affiant Signature

July 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)