Karen Johnson Davidson County
Batch# 1042138 DEEDWARR
08/24/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $945.35
20230824-0066281

**WARRANTY DEED**

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-23-4723

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James M. Bokesch | NEW OWNER | |
| (NAME) | (NAME) | |
| 504 Bradburn Village Circle | 504 BRADBURN VILLAGE CIRCLE | 164-06-0B-096.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | ANTIOCH, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/we, **Lucas S. Haynes and Sandra L. Haynes, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James M. Bokesch, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 139 as described on the Plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, as of record in Instrument 20060816-0101099, amended in Instrument 20070717-0084884, and amended and restated in Instrument 20070817-0098536, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description**

**Being the same property conveyed to Lucas S. Haynes and Sandra L. Haynes, husband and wife by Warranty deed from Keshond Sims Davis, unmarried of record in Instrument No. 20190812-0080009 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 12, 2019.**

**This is property more commonly known as 504 Bradburn Village Circle, Antioch, TN 37013.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of August, 2023.

Lucas S. Haynes by Joshua L. Hunter, Attorney-In-Fact

Sandra L. Haynes by Joshua L. Hunter, Attorney-In-Fact

**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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Lucas S. Haynes, and that this instrument was executed on behalf of the said Lucas S. Haynes for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. __202308240066280____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of August, 2023.

Notary Signature
My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

**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 Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Sandra L. Haynes, and that this instrument was executed on behalf of the said Sandra L. Haynes for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202308240066280__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 18th day of August, 2023.

Notary Signature
My commission expires: 7/6/2026

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 18, 2023**.

Date

Affiant Signature

**August 24, 2023**

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **24** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)