Karen Johnson Davidson County
Batch# 1141029 DEEDWARR
05/30/2024 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20240530-0040267

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38086-03-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me this 28th day of May, 2024. Notary Public My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maxwell Hines & Sloan Hines 421 Theresa Avenue Nashville, TN 37205	New Owners	Map and Parcel No.: 104 01 0 465.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Benjamin Clyde Luke and Jordan Stivers Luke, husband and wife (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Maxwell Hines and Sloan Hines, husband and wife (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 421 Theresa Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of May, 2024.

GRANTORS:

Benjamin Clyde Luke

Jordan Stivers Luke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Clyde Luke and Jordan Stivers Luke, 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, at office, this 28th day of May, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of WEST END PARK TERRACE of record in Plat Book 547, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of the property.

Being the same property conveyed to Benjamin Clyde Luke and Jordan Stivers Luke, husband and wife, by Warranty Deed from Taylor Randall Hendon and Taylor Gibbs Hendon, husband and wife, of record in Instrument No. 20191223-0132196, in the Register's Office of Davidson County, Tennessee, dated December 17, 2019, and recorded on December 23, 2019.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST END PARK TERRACE, as recorded in Plat Book 547, Page(s) 36.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 644, Page 297.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 28, 24 (date of document).

Jennifer L. Pennell

May 29, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

