Karen Johnson Davidson County
Batch# 1145571 DEEDWARR
06/11/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $5,642.50
20240611-0043503

WARRANTY DEED

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. DH-24-6713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2024

Notary Public

MY COMMISSION EXPIRES: 1/6/25
(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
Adam J. Bokesch and Lauren E. Bokesch	SAME	
(NAME)	(NAME)	
402B North 17th Street		083-10-0-472.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Samuel David Tucker and Emily Coakley Tucker, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam J. Bokesch and Lauren E. Bokesch, husband and wife**, 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 Lot No. 1 on the Plan of Final Plat Resubdivision (Partition) of Lots 193, 194 & 195, McEwen's Addition of record in Plat at Instrument No. 20170119-0005889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Samuel David Tucker and Emily Coakley Tucker, husband and wife by Warranty Deed from Michael Wooden and Colleen Wooden, husband and wife of record in Instrument No. 20160108-0002102 Register's Office for Davidson County, Tennessee, dated December 30,2015 and recorded on January 08, 2016.

Being a portion of the same property conveyed to Samuel David Tucker and Emily Coakley Tucker, husband and wife by Quitclaim Deed from Samuel David Tucker and Emily Coakley Tucker, husband and wife of record in Instrument No. 20161206-0127698 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 06, 2016.

This is property more commonly known as 402B North 17th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 7th day of June, 2024.

SAMUEL DAVID TUCKER BY
BY _____, Attorney in FACT
Samuel David Tucker by Brandon Lippman, Attorney-In-Fact

EMILY DAVID TUCKER BY
BY _____, Attorney in FACT
Emily Coakley Tucker by Brandon Lippman, her 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 Brandon Lippman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Attorney in Fact for Samuel David Tucker and Emily Coakley Tucker and that this instrument was executed on behalf of the said Samuel David Tucker and Emily Coakley Tucker for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____202406110043502_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 7th day of June, 2024.

D Hardwick
NOTARY PUBLIC

My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Kimberly Hollingshead, 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 6/10/2024

Kimberly Hollingshead, Esq.

6/10/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th day of June, 2024.

Notary Signature

My Commission Expires: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY