THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1258415 DEEDWARR
04/14/2025 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20250414-0027865

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sar Ka Paw and 193 Delvin Drive Antioch, TN 37013	Owner	162-06-0-352

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kirk Edward Lokits and wife, Christine Lyn Lokits**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sar Ka Paw**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 36** on the **Plan of Bess Estates**, **Section I** of record in Book 4460, Page 154, 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 the same property conveyed to Alyssa D. Lokits, an unmarried woman, by Deed from William K. Bullock, and Deborah J. Bullock, husband and wife, of record in Instrument No. 200220223-0020687, dated February 11, 2022 and recorded on February 23, 2022, Register's Office for Davidson County, Tennessee. Alyssa D. Lokits is now deceased. Her estate is probated at the Seventh Circuit Court for Davidson County, Probate Division, under Case No. 24P2201. He sole heirs at law are her parents, Kirk Edward Lokits and wife, Christine Lyn Lokits. See Affidavit of Heirship, filed simultaneously with this instrument. 202504140027864

This property is commonly known as 193 Delvin Drive, Antioch, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 April, 2025**:

Kirk Edward Lokits

Christine Lyn Lokits

STATE OF ~~TENNESSEE~~ VIRGINIA

COUNTY OF Augusta

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kirk Edward Lokits** and **Christine Lyn Lokits,** 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, this 7th day of **April, 2025:**

Notary Public

My Commission Expires: 12/31/2027

Kimberly Laine Bender
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 314529
My Commission Expires 12/31/2027

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$367,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8 DAY OF **April, 2025**:

Notary Public

My Commission Expires: 12-2-28

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/7/25 (date of document).

Jennifer Russell
Affiant Signature

4/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

