Karen Johnson Davidson County
Batch# 1295708 DEEDWARR
07/10/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20250710-0054290

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9.7.2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Kristin Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF July, 2025.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 9-7-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Bokesch and Lauren Bokesch	OIN National Bank	
(NAME)	(NAME)	117 03 0 064.00
2130 Sharondale Drive Lot 3 E&F	205 E Chicago Blvd - 2nd FLR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tecumseh, MI 49286	
(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, WE, **SHARONDALE DEVELOPMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM BOKESCH AND LAUREN BOKESCH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 3 on the Plan of SHARONDALE DRIVE SUBDIVISION of record in Plat Book 6050, Page 185, in the Registers Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sharondale Development Holdings LLC, a Tennessee limited liability company, by Special Warranty Deed from Aero Mortgage Loan Trust 2019-1, a Delaware statutory trust, of record in Instrument No. 20230922-0074774, in the Register's Office of Davidson County, Tennessee, dated September 19, 2023 and recorded on September 22, 2023.

Being part of the same property conveyed to Aero Mortgage Loan Trust 2019-1, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, of record in Instrument No. 20230329-0022887, in the Register's Office of Davidson County, Tennessee, dated March 28, 2023 and recorded on March 29, 2023.

Being part of the same property conveyed to Sharondale Development Group TN, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert F. Kincaid, Married, of record in Instrument No. 20220113-0004982, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021 and recorded on January 13, 2022.

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

unimproved
This is improved x property, known as 2130 Sharondale Drive Lot 3 E&F, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 3rd day of July, 2025

Sharondale Development Holdings LLC,
a Tennessee Limited Liability Company

BY: Blue Water RE Properties, LLC,
a California Limited Liability Company, Member of Sharondale Development Holdings, LLC

BY: _____
Chase Emery, Manager of Blue Water RE Properties, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Chase Emery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Manager of Blue Water RE Properties, LLC, a California limited liability company that he acknowledged to be a Member of Sharondale Development Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company (the bargainor) by himself as Manager of the member limited liability company (on behalf of the limited liability company as member of the bargainor).

Witness my hand and official seal this 3rd day of July, 2025.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 10/4/27

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 7. 2025.

Affiant Signature

10th day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

