WARRANTY DEED

File #25-320

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2025 19

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

Karen Johnson Davidson County
Batch# 1312817 DEEDWARR
08/20/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250820-0066652

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly J. Wade, Zenobia A. Wade, and James E. Wade	NEW OWNER	092-05-0-119.00
(NAME) 413 COWAN COURT	(NAME)	
(ADDRESS) NOLENSVILLE, TN 37135	(ADDRESS)	
(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, **Luke Evan Stokes and Corinne Elizabeth Stokes, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly J. Wade, an unmarried person, and Zenobia A. Wade and James E. Wade, wife and husband,** 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 the southerly 56 1/2 feet of the northerly 306 1/2 feet of the westerly 1/2 of Block 42, on the plan of Mid-Way, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 56.5 feet on the easterly margin of 34th Avenue North (formerly Linden Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Luke Evan Stokes and Corinne Elizabeth Stokes, husband and wife by Warranty Deed from A Place in the Sun, Inc., of record in Instrument No. 20070321-0034169 Register's Office for Davidson County, Tennessee, dated March 08, 2007 and recorded on March 21, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 936 34th Avenue North, Nashville, TN 37209

(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 18th day of August, 2025.

Luke Evan Stokes

Luke Evan Stokes

Corinne Elizabeth Stokes

Corinne Elizabeth Stokes

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 18th day of August, 2025, before me, the undersigned, a remote online Notary Public of said County and State, personally appeared, by audio-visual communication, Luke Evan Stokes and Corinne Elizabeth Stokes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 18th day of August, 2025. Notarized online using audio-video communication

Matt Deckard

Notary Signature
My commission expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A Mason, 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 8/18/25.

Affiant Signature

8/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2025

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

