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# 1313119 DEEDWARR
08/21/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250821-0067051

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lance Oneal Jones 3721 Wharton Drive Nashville, TN 37211	Pinnacle Bank 21 Platform Way S. Suite 2300 Nashville, TN 37203	148-06-0-112.00

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 Christine Lyn Lokits, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Lance Oneal Jones,** , hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 35 on the Plan of Mangum Heights, of record in Plat Book 2330, page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alyssa Lokits, an unmarried woman, by Warranty Deed from Jose Tavarez and Maria Tavarez, aka Maria Guzman, husband and wife, of record in Instrument No. 20230612-0044587, dated June 8, 2023 and recorded on June 16, 2023, 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. Her sole heirs at law are her parents, Kirk Edward Lokits and wife, Christine Lyn Lokits. Affidavit of Heirship recorded in Instrument No. 20250414-0027864, dated March 31, 2025 and recorded on April, 14,2025, Register's Office for Davidson County, Tennessee.

This property is commonly known as 3721 Wharton Drive, Nashville, TN 37211*
*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 18th **day of August, 2025**:

Kirk Edward Lokits

Christine Lyn Lokits

STATE OF 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 18th day of **August, 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 Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$299,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 19th DAY OF **August, 2025**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 8/18/2025 (date of document).

Date: 8/21/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of August, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____