Karen Y Johnson Davidson County
Batch# 164983 DEEDWARR
11/27/2018 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $936.10
20181127-0115399

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1626TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2018.

Notary Public
Commission Expiration: 9/25/19

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Oak Tree Creation, LLC<br>177 Marlin Road<br>White House, TN 37188 | SAME AS NEW OWNER | 072 11 0 466.00 |

## WARRANTY DEED

FOR AND IN 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, **Ashleigh Theresa Dial, Roland Dial, and Reuben Dally, Heirs of The Estate of Theresa Lutherina Jordan-Dally**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oak Tree Creation, LLC** 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:

Property known as 1802 Sherwood Ln Nashville, TN 37216, County of Davidson to wit:

Being Lot No. 18 on the Map of Sherwood Subdivision as of record in Book 1424, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot no. 18 fronts 89 feet on the westerly side of Sherwood Lane and runs back 203.34 feet on the northerly line and 204.17 feet on the southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Theresa L. Jordan Dial, by deed from Roland Dial, Jr. dated 03/04/1996 filed and recorded 03/05/1996 of record in Book 9969, Page 438, said Register's Office.

Theresa L. Jordan Dial, having since died on 01/01/2018, leaving Ruben Dally, Ashleigh Dial, and Roland Dial, as heirs at law.

Theresa L. Jordan Dial also being known as Theresa Lutherina Jordan-Dally.

Tax Map and Parcel ID is as follows 072 11 0 466.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 1802 Sherwood Ln, Nashville, TN 37216**

LTE File No.: 18-1626TN

**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 unemcumbered, 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 15th day of November, 2018.

The Estate of Theresa Lutherina Jordan-Dally

BY: _____
Ashleigh Theresa Dial, Heir

_____
Roland Dial, Heir

_____
Reuben Dally, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2018, before me personally appeared **Ashleigh Theresa Dial, Roland Dial, and Reuben Dally, Heirs of The Estate of Theresa Lutherina Jordan-Dally**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of November, 2018.

ANITA L. LEACH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
Commission Expiration: 9/25/19

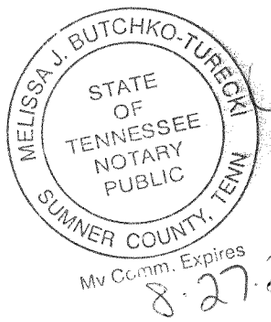
# True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Kristian Short**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J Butchko-Turecki**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




**Melissa J Butchko-Turecki**

My Commission Expires:

SEAL