WARRANTY DEED

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June 2020.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessie Chene Roberts	New Owner	061 16 0 097.00
(NAME)	(NAME)	
1307 McAlpine Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged **Oak Tree Creations, LLC, a limited liability company** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jessie Chene Roberts, single woman,** hereinafter called the GRANTEE(S), his/her/their 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 South Part of East 1/2 of Lot No. 41, on the Map of Kennedy & Graves Subdivision of Blocks C & D, Monte Vista of record in Plat Book 843, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot fronts 56.55 feet on the North side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 220 feet to a dead line.

Being the same property conveyed to Oak Tree Creation, LLC, a limited liability company by Warranty Deed from Josh Terry, Trustee of the 1307 McAlpine Ave Trust, dated 01/25/2019 and recorded 02/04/2019, of record in Instrument 201902040010585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters shown on the plat of record in Plat Book 843, Page 14, in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 424945 **DEEDWARR**
06/24/2020 11:45:02 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200624-0068123

File No.: 759490
Warranty Deed TN

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1307 McAlpine Ave, Nashville, TN 37216
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 2nd day of June 2020.

Oak Tree Creations, LLC

By: Misty Cogdill
Its: Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Misty Codgill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the member and the within named bargainor, a Limited Liability Company, and that she as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said member as such member..

Witness my hand and Official seal this 2nd day of June, 2020.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027