WARRANTY DEED

Karen Johnson Davidson County
Batch# 482314 **DEEDWARR**
09/24/2020 10:58:56 AM 2 pgs
Fees: $13.00 Taxes: $2,179.30

20200924-0109930

File No.: AGL-20-5410-SALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Adams and Robert Adams	New Owner	091-06-0-272.00
(NAME)	(NAME)	
5410 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/WE, **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JENNIFER M. ADAMS AND ROBERT C. ADAMS, TRUSTEES OF THE JENNIFER M. ADAMS TRUST U/A/D SEPTEMBER 30, 2016**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 1313 and the easterly five feet of Lot No. 1315, as shown on Block No. 11, Plan No. 2 West Nashville, of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1313 and part of Lot No. 1315 front together thirty (30) feet on the northerly side of Tennessee Avenue and run back between parallel lines northerly 150 feet to an alley.

Being part of the same property conveyed to Kenneth J. Hamilton, by Warranty Deed from Parker McCracken, unmarried, dated February 13, 2020, recorded February 19, 2020, in Instrument No. 20200219-0018528, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed from Kenneth J. Hamilton, dated March 24, 2020, recorded March 24, 2020, in Instrument Number 20200324-0031930, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5410 Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (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 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), 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/our hand(s) this 18th day of September, 2020.

Oak Property, LLC, an Alabama limited liability company

By: Adam G. LaFevor
Its: Authorized Agent

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 18th day of September, 2020, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Oak Property, LLC, an Alabama limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of September, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171