Name and Address of New Owner:
Oak Barrel Properties, LLC
2709 Western Hills Drive
Nashville, TN 37214

Send Tax Bills To:
Oak Barrel Properties, LLC

Karen Johnson Davidson County
Batch# 604647 DEEDWARR
04/01/2021 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20210401-0042756

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 62 15 54.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lora Seligmann**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oak Barrel Properties, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 142 ON THE PLAN OF SECTION III, SUTHERLAND HEIGHTS, AS OF RECORD IN BOOK 2663, PAGE 117, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100 FEET ON THE EAST SIDE OF WESTERN HILLS DRIVE AND RUNS BACK 294.2 FEET ON THE SOUTH LINE AND 277.1 FEET ON THE NORTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 102 FEET.

BEING THE SAME PROPERTY CONVEYED TO LORA SELIGMANN BY ADMINISTRATRIX'S QUITCLAIM DEED FROM LORA SELIGMANN, ADMINISTRATRIX OF THE ESTAE OF MARY HU MCNABB, RECORDED ON APRIL 15, 2019, OF RECORD IN INSTRUMENT NO. 20190415-0034097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO ROBERT MCNABB AND WIFE, MARY HU MCNABB, RECORDED ON OCTOBER 26, 1960, OF RECORD IN BOOK 3157, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 2709 WESTERN HILLS DR., NASHVILLE, TN 37214.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2021.

_____(SEAL)
Lora Seligmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2021, before me personally appeared Lora Seligmann, 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, at office, this 1st day of April, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 1st day of April, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2329

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A. Bell Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025