RS TITLE
3310 West End Ave., Suite 540
Nashville, Tennessee 37203

WARRANTY DEED

Karen Johnson Davidson County
Batch# 662469 **DEEDWARR**
06/23/2021 09:46:53 AM 2 pgs
Fees: $13.00 Taxes: $2,331.90

20210623-0084618

File No.: RES-21-4913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,242.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph B. Broderick and Paige E. Broderick		09111048600
(NAME)	(NAME)	
4913 Illinois Avenue Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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, **JOSEPH B. BRODERICK AND PAIGE E. BRODERICK, HUSBAND AND WIFE**, 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. 822, Block 131, as shown on No. I of West Nashville, of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being part of the same property conveyed to Kenneth Hamilton, by Warranty Deed from Desiree Denee Melton, Executor and Sole Beneficiary of the Estate of John S. Orr, dated June 4, 2020, recorded June 5, 2020, in Instrument No. 20200605-0058188, in the Register's Office of Davidson County, Tennessee.

Further being part of the same property conveyed to Kenneth Hamilton by Quitclaim Deed of Separation of Tax Parcels from Kenneth Hamilton, dated June 22, 2020, recorded June 23, 2020, in Instrument No. 20200623-0067605, in the Register's Office of Davidson County, Tennessee.

Subsequently being the same property conveyed to Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed from Kenneth Hamilton, dated September 17, 2020, recorded September 18, 2020, in Instrument No. 20200918-0107212, 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.

This is **improved** property, known as 4913 Illinois Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 22nd day of June, 2021

Oak Property, LLC, an Alabama Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Oak Property, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 22nd day of June, 2021.

Kim D. Bennett
Notary Signature
My commission expires: 5/9/23

