Karen Johnson Davidson County
Batch# 758512 DEEDWARR
11/19/2021 01:04:58 PM 2 pgs
Fees: $13.00 Taxes: $3,459.50

20211119-0154260

WARRANTY DE

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-904

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alwin Michaelsen and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004	SAME AS OWNER	118 01 0 231.00
(NAME)	(NAME)	
243 South McCarty Drive		
(ADDRESS)	(ADDRESS)	
Beverly Hills, CA 90212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Oak Tree, LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Alwin Michaelsen and Gregory S. Heller and Kathryn G. Heller, Trustees of The Heller Family Trust dated November 17, 2004** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Dr. L. G. Noel's Second Subdivision of Idlewild of record in Plat Book 332, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Oak Tree LLC, by Warranty Deed from Frank Reid Shippen, married, of record in Instrument No. 20190701-0063629, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 01, 2019.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1004 Paris Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Return to:
[illegible] Escrow, LLC
[illegible] Avenue South
[illegible] 37212
DM-VRES 21 1004

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 15th day of November, 2021.

GRANTOR:

Oak Tree, LLC, a Tennessee Limited Liability Company

By: _____
Da Hyun Song, Managing Member

State of TX)

County of Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Da Hyun Song, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Managing Member of Oak Tree, LLC, a Tennessee Limited Liability Company, the within named bargainer Limited Liability Company, and that she, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Managing Member.

Witness my hand and official seal in Travis County, Texas, the 12th day of November 2021.

_____
Notary Public

My Commission Expires: 3/4/2024

FRANCES R HUBBARD
Notary ID #132387861
My Commission Expires
March 4, 2024