BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 814821 **DEEDWARR**
03/03/2022 11:57:15 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20220303-0024402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: .

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
PREMIER-MST-2022-0175
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MEB Holdings, LLC and OBA Enterprises, LLC	OBA Enterprises, LLC	
(NAME)	(NAME)	
3804 Dakota Avenue	4404 Westlawn Drive	092-13-0-250.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charles F. Oman and wife, Christie B. Oman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEB Holdings, LLC, a Tennessee limited liability company, and OBA Enterprises, LLC a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 80 on the Plan of Resubdivision of Charlotte Park, Second Addition extended Block 33 of record in Book 2330, Page 135, Register's Office for said County.

Being the same property conveyed to Charles F. Oman and wife, Christie B. Oman by Warranty deed from Laura Gilmer of record in Instrument No. 20131002-0103273 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 2, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2330, Page 135, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2446, Page 146 and Book 2735, Page 191, in the Register's Office for Davidson County, Tennessee.

This property, known as 3804 Dakota Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 24th DAY OF March, 2022.

Charles F. Oman

Christie B. Oman

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles F. Oman and wife, Christie B. Oman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of March, 2022.

Notary Public

My commission expires: 4/24/23

(SEAL)

