Karen Johnson Davidson County
Batch# 837654 DEEDWARR
04/11/2022 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220411-0041718

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

File No.: RES-22-1507A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Mary Kathryn Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025
(AFFIX SEAL)

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
David Abshier	Same as owner	081 12 3H 001.00 CO
(NAME)	(NAME)	
1837 Skyline Drive Fullerton, CA 92831	SAME AS OWNER	
(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, **DAVID ABSHIER LIVING TRUST DATED NOVEMBER 12, 2018, WITH DAVID ABSHIER AS TRUSTEE** , 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1507 10th Ave., a Horizontal Property Regime, of record in Instrument Number 20201215-0148171, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description..

Being part of the same property conveyed to Ken Hamilton, married, from John Glenn Warrick, unmarried, and Pamela Kay Elliott, married (joined by her spouse, Michael R. Elliott) by Warranty Deed dated October 16, 2020, recorded October 19, 2020, in Instrument No. 20201019-0121548, 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, from Ken Hamilton, married, by Quitclaim Deed dated January 22, 2021, recorded January 28, 2021, in Instrument No. 20210128-0012943, 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 1507A 10th Avenue North, Nashville, TN 37208
(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 25th day of March, 2022

Oak Property, LLC, an Alabama Limited Liability Company

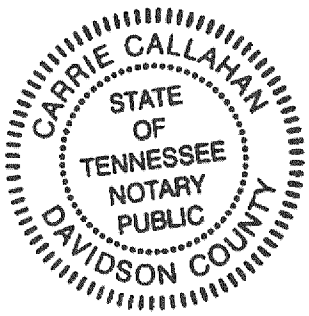
By: _____
Adam G. LaFevor, Authorized Agent

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 25th day of March, 2022.

_____
Notary Signature
My commission expires: 3/3/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 28, 2022.

Affiant Signature

03-28-22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28TH day of March, 2022.

Notary Public

Notary's Seal:

