Box 14
35990-8

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 909600 **DEEDWARR**
08/30/2022 08:56:20 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20220830-0097616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0760-22

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Keyflip, LLC | Keyflip, LLC | 031-00-0-069.00 |
| (NAME) 4837 Lickton Pike | (NAME) 4837 Lickton Pike | |
| (ADDRESS) Whites Creek, TN 37189 | (ADDRESS) Whites Creek, TN 37189 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LINDA D. OAKS, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEYFLIP, LLC,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Robert L, Sylar, March 13, 1965, as follows:

Beginning at a point in the center line of Lickton Pike at the Southwest corner of the Ernest Epley Property; thence with Epley's line, South85 degrees 50 minutes East 190 feet to a point in White's Creek; thence following the Creek, South 37 degrees 40 minutes East 216,61 feet to a point on the bank of the creek, continuing South 10 degrees 33 minutes East 321,20 feet along Zimmerle Property line and along a fence; thence leaving Zimmerle Property line, North 85 degrees 49 minutes West 492.22 feet to a point in the center line of the Lickton Pike; thence with the Pike, North 13 degrees 06 minutes East 491.50 feet to the point of beginning, containing 4.0 acres more or less.

Being the same property conveyed to Lurton C. Oaks, a married person, Nancy B. Oaks, a married person and Linda D. Oaks, a single person by Quitclaim deed from Lurton C. Oaks and Nancy B. Oaks, a married couple of record in Instrument No. 20150914-0092976 Register's Office for Davidson County, Tennessee, dated September 14, 2015 and recorded on September 14, 2015.

Said Lurton C. Oaks have died March 22, 2016, vesting his interest in Nancy B. Oaks.**

Nancy B. Oaks having died March 5, 2020, vesting her interest in Linda D. Oaks and Donald L. Oaks. **

~~Being the same property conveyed to Linda D. Oaks, by Quitclaim Deed from Donald L. Oaks, dated June 29, 2022, recorded of record in Instrument No. , Register's Office for Davidson County, Tennessee.~~ **

** Notwithstanding the above, see the attached Exhibit A for derivation clause.

This is:

unimproved ☐

improved ☒ property, known as 4837 Lickton Pike, Whites Creek, TN 37189

(House No.) (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 our hands this 7 day of July, 2022.

Linda D. Oaks

State of Tennessee
County of Robertson

On this 7 day of 7, 2022, before me personally appeared Linda D. Oaks, 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 (or person's) free act and deed.

Witness my hand, at office, this 7 day of July, 2022.

Melissa Bush
Notary Public

My Commission Expires: Nov. 19 2024

MELISSA BUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Exhibit A
(Attached to Warranty Deed from Linda D. Oaks, as Grantor, to Keyflip, LLC, as Grantee)

Notwithstanding any statement recited in the Warranty Deed to which this Exhibit A is attached, the following is the actual statement of derivation for the within described property:

Being the same property conveyed to Lurton C. Oaks and wife, Nancy B. Oaks, by Warranty Deed dated May 19, 1965 from M. C. Davis and wife, Mary E. Davis, of record in Book 3892, Page 518, Register's Office for Davidson County, Tennessee.

The said Lurton C. Oaks and Nancy B. Oaks, a married couple, quitclaimed the same property to Lurton C. Oaks, a married person, Nancy B. Oaks, a married person and Linda D. Oaks, a single person, as joint tenants with right of survivorship, by Quitclaim Deed, dated September 14, 2015, of record in Instrument No. 20150914-0092976, said Register's Office. The said Lurton C. Oaks died March 22, 2016 and title vested in Nancy B. Oaks and Linda D. Oaks as surviving joint tenants with right of survivorship. The said Nancy B. Oaks (aka Nancy Elizabeth Oaks) died on March 5, 2020 and the property vested in Linda D. Oaks, as surviving joint tenant with right of survivorship.

To the extent that Lurton C. Oaks and Nancy B. Oaks retained any life estate interest in the subject property following the September 14, 2015 quitclaim deed referenced above, the remainder interest in the subject property vested, upon each life tenant's death, in the surviving joint tenants with right of survivorship, so that upon the death of Nancy B. Oaks (aka Nancy Elizabeth Oaks) on March 5, 2020, the entire fee simple title vested in the said Linda D. Oaks.