BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 939930 DEEDWARR
11/10/2022 10:32:49 AM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20221110-0120530

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.377-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of November, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY
SUMNER COUNTY

Notary Public
My Commission Expires: My Commission Expires November 26, 2022

Address of New Owner	Send Tax Bills To:	
Simon Sedek 5913A Deal Ave Nashville, TN 37209	New Owner	Map/parcel: 095-05-0-113.00

WARRANTY DEED

FOR AND IN 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, I/WE

Barry N. Oakley, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Simon Sedek, married

HEREINAFTER CALLED THE GRANTEE(S), HIS 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, and being all of Lot No. 2, Resub of Lot 35, DAHLIA GARDENS SUBDIVISION, as appearing of record in Plat Book 8250, Page 256, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Barry N. Oakley, by Deed from Jim Cannon and Max Patton, dated 10/27/1995 and filed for record in Book 9845, Page 80, as corrected by Deed of Correction dated 10/9/1996 and filed for record in Book 10223, Page 162 and re-recorded on 10/15/1996 in Book 10226, Page 24, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Subject to all existing easements and all matters shown on plat of record in Plat Book 8250, Page 256 and Plat Book 2663, Page 93; and Restrictive Covenants of record in Book 2856, Page 63, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 1936 Dahlia Drive Nashville, TN, 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Kelly Oakley, spouse of Barry N. Oakley, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all right, title, claim or interest, she may have in said property, including but not limited to marital interest.

Dated this the 8th day of November, 2022

Barry N. Oakley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Barry N. Oakley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2022

Notary Public

My Commission Expires: 7-1-25

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES JULY 1, 2025

Dated this the 8th day of November, 2022

Kelly Oakley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Kelly Oakley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 8th day of November, 2022

Notary Public

My Commission Expires: 1-19-25

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY