Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 969982 DEEDWARR
02/13/2023 10:56:12 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50

20230213-0010281

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 873326 M-C-168466-3 TO-1299 Tracey Haddad	The actual consideration or value, whichever is greater, for this transfer is $ 755,000.00 Affiant Subscribed and sworn to before me, this the 10th day of February 2023 Notary Public My commission expires: 9-8-25 (Affix Seal)

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Brian DeLevie and Rene Shepard	NAME: Brian DeLevie and Rene Shepard
STREET ADDRESS: 110 Oceola Ave #9 Nashville, TN 37209	STREET ADDRESS: 110 Oceola Ave #9 Nashville, TN 37209
MAP & PARCEL NO.: 103-02-3F-009.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Matthew Ingram, a single man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Brian DeLevie and Rene Shepard, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 110 Oceola Avenue, Unit 9, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 19 day of JANUARY, 2023.

X John Matthew Ingram
John Matthew Ingram

State of Kansas } ss
County of Johnson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared John Matthew Ingram, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19 day of January, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

NOTARY PUBLIC STATE OF KANSAS KAMNA SOOD My Appt. Exp. 7/21/2025

Notary Public
My commission expires 7/21/2025

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Unit No. 9, on the Plan of Oceola Park Townhomes, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions establishing the Horizontal Property Regime of Oceola Park Townhomes, of record in Instrument No. 20190813-0080796, as amended in Instrument No. 20200325-0032605, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Oceola Park, LLC, a Florida Limited Liability Company by General Warranty Deed from 265 White Bridge Road Partnership, a Tennessee General Partnership, of record in Instrument No. 20190322-0026426, Register's Office for Davidson County, Tennessee, dated March 21, 2019 and recorded on March 22, 2019. (Value of consideration shown in aforementioned Deed $1,100,000.00)

Being a portion of the same property conveyed to Oceola Park, LLC by Quitclaim Deed from Oceola Park, LLC, a Florida Limited Liability, of record in Instrument No. 20190722-0071703, Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 22, 2019. (Value of consideration shown in aforementioned Deed $0.00.)

Being the same property conveyed to John Matthew Ingram, an unmarried man, by Warranty Deed from Oceola Park, LLC, a Florida Limited Liability Company, of record in Instrument No. 20210517-0066070, Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on May 17, 2021. (Value of consideration shown in aforementioned deed $591,100.00.)