BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 975492 DEEDWARR
03/01/2023 10:33:57 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20230301-0014478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Ste 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OBA Enterprises, LLC	Same as New owner	
(NAME) 1900 Church Street #402	(NAME)	118-05-0-225-00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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, **COURTNEY GASPER AND CHRISTINE GASPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OBA ENTERPRISES, 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:

Land situated in Davidson County, Tennessee:

Lot 1, Resubdivision of Lot 1 Doyle Subdivision, as shown on plat of record in Instrument Number 20221028-0116568, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being a portion of the same property conveyed to Theresa Doyle by Special Warranty Deed from Third National Bank in Nashville and Joseph Vaulx Crockett, III, Co-Trustees of the Joseph Vaulx Crockett Trust of record in Book 9454, Page 713, Register's Office for Davidson County, Tennessee, dated September 01, 1994 and recorded on September 02, 1994.

Being a portion of the same property conveyed to Courtney Gasper and Christine Gasper, husband and wife, by Warranty Deed from Theresa Doyle aka Theresa Worthington Doyle, a married woman, of record in Instrument No. 20211005-0133864 Register's Office for Davidson County, Tennessee, dated September 30, 2021 and recorded on October 05, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 915 Kirkwood Ave. (Lot 1), Nashville, TN 37204
(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.

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 hand this 23 day of February, 2023

Courtney Gasper

COURTNEY GASPER

Christine Gasper

CHRISTINE GASPER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney Gasper and Christine Gasper, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal this 23rd day of February, 2023.

Commission expires:

Christopher Roberts

Notary Public

CHRISTOPHER PAUL ROBERTS
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 8019199
MY COMM. EXPIRES 05/31/2026
NOTARY PUBLIC