WARRANTY DEED

Karen Johnson Davidson County
Batch# 977151 DEEDWARR
03/06/2023 10:31:08 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20230306-0015753

File No.: RES-23-4017B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/2/2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES JULY 2, 2024

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kyle L. Spicer	New Owner	091-12-2B-002.00CO
(NAME)	(NAME)	
3488 Calista Road White House, TN 37188	Same	
(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, **KYLE L. SPICER, AN UNMARRIED PERSON**, 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 B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4017 Indiana Avenue, a Horizontal Property Regime, of record in Instrument Number 20220131-0011124, 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 Oak Property, LLC, an Alabama Limited Liability Company, from Marie Frances McQuiddy, Trustee of The Marie McQuiddy Living Trust, U/A dated March 14, 2018, by Warranty Deed dated January 21, 2021, recorded January 26, 2021, in Instrument No. 20210126-0011077, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed of Consolidation dated July 13, 2021, recorded July 14, 2021, in Instrument No. 20210714-0094947, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed for Separation of Tax Parcels dated October 5, 2021, recorded November 7, 2021, in Instrument No. 20211007-0135024, in the Register's Office for 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 4017B Indiana Avenue, Nashville, TN 37209
(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 24th day of February, 2023

Oak Property LLC, an Alabama Limited Liability Company

By: _____, Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Natalie A. McKee of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Oak Property LLC, 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, Authorized Agent of Oak Property LLC 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, at office in Davidson, this 24th day of February, 2023.

_____
Notary Signature

Natalie A. McKee
Printed Name:_____

My commission expires: 10/20/2026

