WARRANTY DEED

Karen Johnson Davidson County
Batch# 982768 DEEDWARR
03/21/2023 09:54:27 AM 2 pgs
Fees: $13.00 Taxes: $621.60

20230321-0020257

BS-OHO-23-914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oak Home Offer, LLC	**New Owner**	
(NAME) **914 Bryan St**	(NAME) 1011 B Montrose Ave	**044-15-0-072.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LARRY MARSHALL SMITH AND MICHAEL K YORK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFER, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 122, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, fronting 73.6 feet on Bryan Street containing 0.25 acres, more or less, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larry Marshall Smith by Warranty Deed from Eula Mai Bradley, unmarried, by and through her attorney-in-fact, Kenneth Alan Parsley as recorded in Instrument No. 20120827-0076770, of record in Instrument No. 20120827-0076771, Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on August 27, 2012.

Being the same property conveyed to Larry Marshall Smith and Michael K. York, as Tenants in common with rights of survivorship, by Quitclaim Deed from Larry Marshall Smith of record in Instrument No. 20120920-0085506, Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on September 20, 2012.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Bryan St, Old Hickory, Tennessee 37138**.

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 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 the 16th DAY OF MARCH, 2023.

Larry Marshall Smith

Michael K York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY MARSHALL SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL K YORK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212