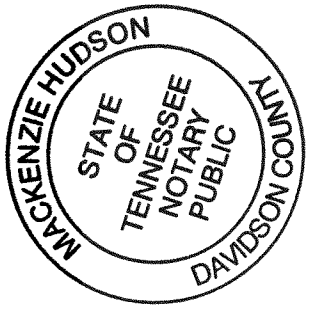
WARRANTY DEED



File No.: RES-23-4017A

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 12th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25

(AFFIX SEAL)

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
Liam D. Wilson and Edith Forsgren	CapStar Bank	091-12-2B-001.00CO
(NAME)	(NAME)	
1009 A Caldwell Avenue Nashville, TN 37204	2002 Richard Jones Road Ste. 300A Nashville, TN 37215	
(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, **LIAM D. WILSON AND EDITH FORSGREN, HUSBAND AND WIFE**, 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 A 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.

Karen Johnson Davidson County
Batch# 1002656 DEEDWARR
05/12/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20230512-0035646

This is **improved** property, known as 4017A 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 12th day of May, 2023.

Oak Property, LLC, an Alabama Limited Liability Company

By: _____
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 12th day of May, 2023.

_____
Notary Signature

Printed Name: Natalie A. McKee

My commission expires: 10/20/2026



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 12, 2023.

Affiant Signature

5/12/2023
Date

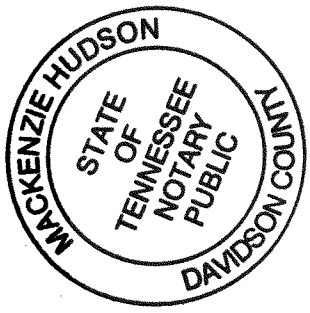
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-4017A