This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21094-MC

Karen Johnson Davidson County
Batch# 1018380 DEEDWARR
06/23/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,734.30
20230623-0048002

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $739,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2023.

Notary Public
My Commission Expires: _____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Werblun and Denita Werblun 514 South 14th Street Nashville, TN 37206	Same as New owner	094 01 0 037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan Brett Oaks and Grace Marie Oaks, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Werblun and Denita Werblun, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Payne Blakemore & Cummings addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 110 fronts 50 feet on the Westerly margin of South 14th Street and extends back 158 feet, 2 inches on the Northerly line and 157 feet on the Southerly line to an alley, measuring 50 feet thereon.

Included in the above description, but expressly excluded therefrom is all that property conveyed from Eldon R. Spraker to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040921-0113268, in said Register's Office, for Right-of Way Acquisition.

Being the same property conveyed to Jonathan Brett Oaks and Grace Marie Oaks, husband and wife as joint tenants with rights of survivorship by Warranty Deed from D218, LLC, of record in Instrument No. 20160629-0066509 in the Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 29, 2016.

This is ☒ improved or ☐ unimproved property located at: **514 South 14th Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2023.

GRANTOR:

Jonathan Brett Oaks

Jonathan Brett Oaks

Grace Marie Oaks

Grace Marie Oaks

STATE OF Wyoming
COUNTY OF Laramie

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Brett Oaks and Grace Marie Oaks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of June, 2023.

Tetyana Steichen

Notary Public
My Commission expires: 04/05/28

TETYANA STEICHEN
Notary Public - State of Wyoming
Commission ID 151665
My Commission Expires Apr 5, 2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202306230048002

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 21, 2023**.

Date

D Hardwick

Affiant Signature

June 23, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026