(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030778 DEEDWARR
07/26/2023 10:02:15 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20230726-0057589

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan P. Oakley	Guaranteed Rate Inc.	083-04-0-G-001.00 CO
(NAME)	(NAME)	
408A Rosebank Avenue	3940 N. Ravenswood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chicago, IL 60613	
(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, **Randall Smith and Patricia Smith, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan P. Oakley and Rebekah M. Oakley, husband and wife,** 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 in Davidson County, Tennessee, being Unit A, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for Homes at 408 Rosebank, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140314-0021561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Randall Smith, a married man, by Warranty Deed, dated April 16, 2018, from Laura F. Holt and Robert D. Holt, Trustees of The Holt Family Trust dated May 21, 2013, of record in Instrument No. 20180425-0038749, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 408A Rosebank Avenue, Nashville, TN 37206
(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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 21, page 9; All matters shown in Declaration of Covenants, Conditions and Restrictions, Plat, By-Laws and all exhibits thereto of record in Instrument No. 20140314-0021561; Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 4121, page 451; Agreement for easement of record in Instrument No. 20140307-0019433; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 18th day of July, 2023.

Randall Smith

Patricia Smith

State of Michigan
County of CHEBOYGAN

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Randall Smith and Patricia Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Cheboygan, Michigan, this 18th day of July, 2023.

Notary Public THOMAS D. WALKER
My Commission Expires: 10/02/2025

File No.: 37612

THOMAS D WALKER
Notary Public - State of Michigan
County of Emmet
My Commission Expires Oct 2, 2025
Acting in the County of CHEBOYGAN