WARRANTY DEED

TIARRA GRAYSON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2023

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1053417 DEEDWARR
09/25/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230925-0074869

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Abigail Oakes and Gabriel Da Silva	New Owner	071 05 0 149.00
(NAME)	(NAME)	
1798 Meade Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nash Brothers, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Abigail Oakes and Gabriel Da Silva, a married couple,** 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 Lot(s) 2, as shown on the map entitled Map of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 in Brooklyn Plan, of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Nash Brothers, LLC by deed of record from Rosita Baines Lee, et. al. in Instrument No. 20220727-0085814, recorded July 27, 2022, Register's office of Davidson County, Tennessee.

Being further conveyed by quitclaim deed dated August 4, 2022, from Nash Brothers, LLC to Nash Brothers, LLC in Instrument No. 20220803-0088541, for the sole purpose of creating an individual tax parcel for Lot 2 described above.

unimproved ☐

This is improved ☑ property, known as 1798 Meade Avenue, Nashville, TN 37207
(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.

Witness my/our hands this 21st day of September, 2023.

Nash Brothers, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, I. Dyke Tatum with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Nash Brothers, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 21st day of September, 2023.

_____
Notary Public Theresa L. Smith
My Commission Expires: September 07, 2026



File No.: 23-Oakes

Certificate of Authenticity

I, Joshua A. Terry, 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 9/21/23.

Affiant Signature – Joshua A. Terry

9/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/22/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27