Karen Johnson Davidson County
Batch# 1085153 DEEDWARR
12/22/2023 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20231222-0098894

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater for this transfer is: $735,000.00

Affiant Signature
Subscribed and sworn to before me on this the 20 Day of Dec, 2023.

Notary Public
My Commission expires 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
William A Schmidt and Maria Beatrice Montesi
227 Oceola Ave #9
Nashville, TN 37209

SEND TAX BILLS TO:
William A Schmidt and Maria Beatrice Montesi
227 Oceola Ave #9
Nashville, TN 37209

MAP AND PARCEL NUMBER: Tax ID #: 091140F00800CO

WARRANTY DEED

23NT01209

Effective the 19 Day of Dec, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Thirdoak, LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

William A Schmidt and Maria Beatrice Montesi, husband and wife

Land in Davidson County, Tennessee, being Unit No. 9, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20171009-0103163, as amended in Instrument No. 20171130-0122427, Instrument No. 20180731-0074452, as corrected by Scrivener's Affidavit of record in Instrument No. 20180806-0077271, as amended in Instrument No. 20200327-0033553 and Instrument No. 20200710-0075253, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20210427-0056038, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration as corrected by Scrivener's Affidavit of record in Instrument No. 20210427-0056038, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record in Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to John Lauer and Shari Lauer, husband and wife from Alabaster West, LLC, a Tennessee limited liability company by Warranty Deed dated March 27, 2020 and Recorded April 23, 2020

in Instrument #20200423-0042586, and corrected in Instrument No. 20220131-0010741 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Warren and Taylor Warren, husband and wife from John Lauer and Shari Lauer, husband and wife by Warranty Deed dated March 24, 2022 and recorded on April 6, 2022, in Instrument Number 20220406¬0040045, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thirdoak LLC, a Tennessee Limited Liability Company from Peter Warren and Taylor Warren, husband and wife, by Quitclaim Deed dated 04/18/2022 and recorded 04/22/2022 in Instrument No. 20220422-0046951, Register's Office of said County.

This is an improved property commonly known as: 227 Oceola Ave #9, Nashville, TN 37209-3197

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, his heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against all 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 our hands this the 19th day of December, 2023.

Peter Warren, Member

Taylor Warren, Member

State of Pennsylvania }
County of Dauphin }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Peter Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Thirdoak, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of December, 2023.

Notary Public
My commission expires: 12/21/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

State of Pennsylvania }
County of Dauphin }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Taylor Warren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of Thirdoak, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of December, 2023.

Notary Public
My commission expires: 12/21/2024

Commonwealth of Pennsylvania - Notary Seal
Briar Kareem, Notary Public
Cumberland County
My commission expires December 21, 2024
Commission number 1389178
Member, Pennsylvania Association of Notaries

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Dec. 19, 2023.

Affiant

Date: ~~August~~ December 21, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 21 day of ~~August~~ December 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY