Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

EMILY ROPHET NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/24/2027 WILLIAMSON COUNTY

BS-MCR-23-9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-24-2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa E. Brotherton Revocable Trust dated May 5, 2020	New Owner	
(NAME) **914 Bryan Street**	(NAME)	**044-15-0-072-00**
(ADDRESS) **Old Hickory, TN 37138-3137**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **OAK HOME OFFERS, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA E. BROTHERTON REVOCABLE TRUST DATED MAY 5, 2020,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 122, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, fronting 73.6 feet on Bryan Street containing 0.25 acres, more or less, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Larry Marshall Smith by Warranty Deed from Eula Mai Bradley, Unmarried of record in Instrument No. 20120827-0076771 Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on August 27, 2012.

Being the same property conveyed to Larry Marshall Smith and Michael K. York, as tenants in common with rights of survivorship, by Quitclaim Deed from Larry Marshall Smith of record in Instrument No. 20120920-0085506, Register's Office for Davidson County, Tennessee, dated August 22, 2012 and recorded on September 20, 2012.

Being the same property conveyed to Oak Home Offer, LLC by Warranty Deed from Larry Marshall Smith and Michael K. York of record in Instrument No. 20230321-0020257 Register's Office for Davidson County, Tennessee, dated March 16, 2023 and recorded on March 21, 2023.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Bryan Street, Old Hickory, Tennessee 37138-3137**.

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(S), 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.

Karen Johnson Davidson County
Batch# 1091338 DEEDWARR
01/12/2024 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240112-0002909

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2024.

Oak Home Offers, LLC

BY: _____
Matthew Geis
Member

BY: _____
Nathan Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MATTHEW GEIS, 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 the MEMBER of OAK HOME OFFERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 10th of January, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared NATHAN GEIS, 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 the MEMBER of OAK HOME OFFERS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MEMBER.

Witness my hand and official seal, this the 10th of January, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATION

I, Emily Prophet, 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 1-10-2024.

Affiant Signature

1-10-2024

Date

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Sworn to and subscribed before me this 10th day of January 2024.

Notary Signature

My Commission Expires: 7-30-2025

