WARRANTY DEED

Karen Johnson Davidson County
Batch# 1098297 DEEDWARR
02/06/2024 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240206-0008307

File No.: RES-24-2119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/31/27

(AFFIX SEAL)

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/31/2027

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lake Forest Homes, Inc.	NEW OWNER	
(NAME)	(NAME)	Property 1:
765 Elysian Fields Road Nashville, TN 37204	SAME	070 13 0I 001.00 CO Property 2: 070 13 0I 002.00CO
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAKE FOREST HOMES, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
[commonly known as 2117 Cliff Drive, Nashville, TN 37218; M/P 070 13 0I 001.00 CO]:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, a Horizontal Property Regime, of record in Instrument No. 20220128-0010551, and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, of record in Instrument No. 20220414-0043674, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said First Amendment; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Kenneth Hamilton, married, from Tonya Ferguson, unmarried, by Warranty Deed dated August 27, 2021, recorded August 31, 2021 in Instrument No. 20210831-0117368, in the Register's Office of Davidson County, Tennessee.

Further being all the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Kenneth Hamilton, a married man, by Quitclaim Deed dated May 2, 2022, recorded May 5, 2022, in Instrument No. 20220505-0052160, in the Register's Office of Davidson County, Tennessee.

Property 2:
[commonly known as 2119 Cliff Drive, Nashville, TN 37218; M/P 070 13 0I 002.00 CO]:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, a Horizontal Property Regime, of record in Instrument No. 20220128-0010551 , and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Homes at 2119 Cliff Drive, of record in Instrument No. 20220414-0043674, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said First

Amendment; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Kenneth Hamilton, married, from Tonya Ferguson, unmarried, by Warranty Deed dated August 27, 2021, recorded August 31, 2021 in Instrument No. 20210831-0117368, in the Register's Office of Davidson County, Tennessee.

Further being all the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Kenneth Hamilton, a married man, by Quitclaim Deed dated May 2, 2022, recorded May 5, 2022, in Instrument No. 20220505-0052161, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 2117 Cliff Drive, Nashville, TN 37218 and 2119 Cliff Drive, Nashville, TN 37218
(House Number) (Street) (City or Town) (State) (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 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.

Witness my/our hand(s) this 5th day of February, 2024

Oak Property, LLC, an Alabama Limited Liability Company

By: _____
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tiffany Whittle of the state and county mentioned, personally appeared Adam G. LaFevor, Authorized Agent of Oak Property, LLC, 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 Authorized Agent of Oak Property, LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor, Authorized Agent of Oak Property, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN this 5th day of February, 2024.

_____
Notary Signature

Printed Name: Tiffany Whittle

My commission expires: 10/31/27

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES: 10/31/2027

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Tiffany Rucker, 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 February 6, 2024.

Affiant Signature

2/6/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of February, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON

File No. RES-24-2119