WARRANTY DEED

Karen Johnson
Batch # 1105026
02/27/2024 01:55:12 PM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20240227-0013314

BS-OHO-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-9-2024

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)
Oak Home Offers, LLC	**New Owner**	
(NAME)	(NAME)	**074-16-0-166.00**
1011 B Montrose Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **LUCY STEFANOWYCZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 1, Stones River Estates Subdivision of record in Plat Book 2900, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet E. Cook, unmarried by Warranty Deed from Charles William Quillen and wife, Ilene A. Quillen of record in Book 7123, page 537, Register's Office for Davidson County, Tennessee, dated January 29, 1987 and recorded on February 02, 1987.

Being the same property conveyed to Janet E. Cook and Lucy Stefanowycz, jointly, with rights of survivorship by Quitclaim Deed from Janet E. Cook of record in Book 7256, page 776, Register's Office for Davidson County, Tennessee, dated June 02, 1987 and recorded on June 03, 1987.

Being the same property conveyed to Janet E. Cook by Quitclaim Deed from Lucy Stefanowycz, unmarried of record in Book 8990, page 126, Register's Office for Davidson County, Tennessee, dated June 21, 1993 and recorded on June 22, 1993.

Being the same property conveyed to Janet E. Cook, unmarried and Lucy Stefanowycz, unmarried, jointly with rights of survivorship by Quitclaim Deed from Janet E. Cook, unmarried of record in Book 9429, page 936, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 05, 1994.

Being the same property conveyed to Lucy Stefanowycz, unmarried by Quitclaim Deed from Janet E. Cook, unmarried of record in Instrument No. 20050228-0021642, Register's Office for Davidson County, Tennessee, dated March 11, 2004 and recorded on February 28, 2005.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3182, Page 429 and Book 3375, Page 291, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2017 Hickory Hill Ln, Hermitage, Tennessee 37076**.

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.

Witness my/our hand(s) this the 23rd DAY OF FEBRUARY, 2024.

Lucy Stefanowycz by Stephen Cupp, her Attorney in Fact

Lucy Stefanowycz by Stephen Cupp, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Cupp, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LUCY STEFANOWYCZ, and who acknowledged he/she/they executed the same as the free act and deed of the said LUCY STEFANOWYCZ.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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