Name and Address of New Owner:
Oak Home Offers, LLC
1101B Montrose Ave
Nashville, TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 050-10-0A-020-00

Karen Johnson Davidson County
Batch# 1110001 DEEDWARR
03/12/2024 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $432.90
20240312-0016932

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ernest Dismuke, and The Hammonds Group Inc., a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oak Home Offers, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 20 on Lot 4 on the Plan of Phase I, Lots 2-7 and 29-34, Section One, Chesapeake Homes, according to the Master Deed of record in Book 6027, page 860, as re-recorded in Book 6072, page 207, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat book 5800, page 155, as revised in Book 5800, page 165, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ernest Dismuke and The Hammonds Group, Inc, by Quitclaim Deed dated September 9, 2020 from Ernest Dismuke, recorded October 15, 2020 in Instrument No. 20201015-0120139 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of March, 2024.

_____(SEAL)
Ernest Dismuke

The Hammonds Group Inc.

By: _____(SEAL)
Corey Hammonds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2024, before me personally appeared Ernest Dismuke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Corey Hammonds, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Member of The Hammonds Group Inc., the within named bargainor, and as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Hammonds Group Inc., by himself as Member.

Witness my hand, at office, this 8th day of March, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

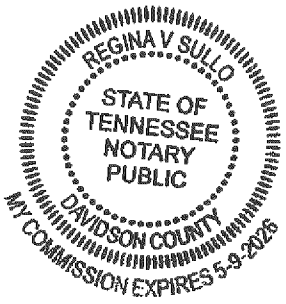
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $117,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 8th day of March, 2024.

Notary Public
My commission expires:_____
File No. 2024-6742-RS



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/8/24 (date of document)

Regina Sullo

Affiant Signature

March 12 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12th day of March, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202403120016932