WARRANTY DEED

Karen Johnson
Batch # 1131653
05/06/2024 03:49:22 PM
Fees: $13.00 Taxes: $617.90

Davidson County
DEEDWARR
2 pgs

20240506-0033243

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oak Home Offers LLC	Oak Home Offers LLC	Parcel ID: 050 10 0A 017.00
(NAME) 3515 Chesapeake Dr.	(NAME) 1011 B Montrose Ave	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gloria W. Jarrett, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Oak Home Offers LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 17, Lot No. 5, 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 Gloria W. Jarrett and William A. Mundy from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed dated February 22, 1993 and recorded on February 24, 1993 in Book 8872, Page 377, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Gloria W. Jarrett from William A. Mundy by Quitclaim Deed dated December 12, 1994 and recorded on January 6, 1995 in Book 9566, Page 442, Register's Office for Davidson County, Tennessee.

****Corey J. Jarrett is signing as Attorney-in-Fact for Gloria Jarrett with General Durable Power of Attorney that is recorded as instrument number, 20211013-0137364 in Register of Deeds office, Davidson County, Tennessee.**
***Gloria W. Jarrett and Gloria Jarrett are one and the same.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3515 Chesapeake Dr., Nashville, TN 37207

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 Grantees 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 Grantees, 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 our hands this 3 day of MAY, 2024

Gloria W Jarrett by C J Jarrett Attorney in-fact

Gloria W. Jarrett by Corey J. Jarrett as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Corey J. Jarett signing as Attorney-in-Fact for Gloria W. Jarrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of May, 2024.

Notary Public

My Commission Expires: 3-2-27

(SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027