# WARRANTY DEED

Karen Johnson Davidson County
Batch # 1139866 DEEDWARR
05/28/2024 01:59:41 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20240528-0039450

BS-OHO-24-1401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

**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**<br>**TripleM Development, LLC** | **New Owner** | |
| (NAME)<br>**1011 B Montrose Ave** | (NAME) | **083-04-0-010.00** |
| (ADDRESS)<br>**Nashville, TN 37204** | (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, **LAURA E. ROBINSON, AN UNMARRIED WOMAN,** 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 AND TRIPLEM DEVELOPMENT, 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 9, Part Four, Porter Heights, being Parts of Lots 33 & 35 and all of Lot 34 of Rosebank Subdivision of the J.W.C. Church Tract, as of record in Book 1424, page 103, Register's Office, Davidson, County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laura E. Robinson, an unmarried woman by Warranty Deed from Andrew Terrell, unmarried of record in Instrument No. 20120619-0053691 Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 19, 2012.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- All matters shown on the Plan of record in Book 1424, page 103, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1717, Page 53, 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: **1401 Harwood Dr, Nashville, Tennessee 37206**.

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 MAY, 2024.

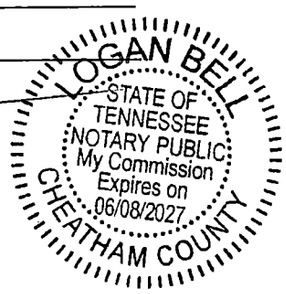
Laura E. Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA E. ROBINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)




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