WARRANTY DEED

Karen Johnson
Batch # 1142442
06/03/2024 03:01:46 PM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20240603-0041294

BS-TFN-24-3509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

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)
Eustacia Lindsey	New Owner	
(NAME) **3509 Chesapeake Drive**	(NAME)	**050-10-0A-020.00-CO**
(ADDRESS) **Nashville, TN 37207**	(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, **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EUSTACIA LINDSEY, A SINGLE WOMAN,** 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 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 by Warranty Deed from Citizens Savings Bank & Trust of record in Instrument No. 20080508-0047904 Register's Office for Davidson County, Tennessee, dated May 02, 2008 and recorded on May 08, 2008.

Being the same property conveyed to Ernest Dismuke and Corey Hammonds, as tenants in common by Quitclaim Deed from Ernest Dismuke of record in Instrument No. 20080602-0055765 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 02, 2008.

Being the same property conveyed to Ernest Dismuke by Quitciam Deed from Ernest Dismuke and Corey Hammonds, as tenants in common of record in Instrument No. 20090708-0063754 Register's Office for Davidson County, Tennessee, dated June 30, 2009 and recorded on July 08, 2009.

Being the same property conveyed to Ernest Dismuke and The Hammonds Group, Inc. by Quitclaim Deed from Ernest Dismuke of record in Instrument No. 20201015-0120139 Register's Office for Davidson County, Tennessee, dated September 09, 2020 and recorded on October 15, 2020.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee limited liability company by Warranty Deed from Ernest Dismuke and The Hammonds Group, Inc., a Corporation of record in Instrument No. 20240312-0016932 Register's Office for Davidson County, Tennessee, dated March 08, 2024 and recorded on March 12, 2024.

This conveyance is subject to:
• Subject to all matters shown on the Plan of record in Plat Book 5800, Page 155 and Book 5800, Page 165, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6027, Page 860 and as being Re-Recorded of record in Book 6072, Page 207, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- HOA Charter of record in Book 6031, Page 486 and recorded of Instrument No. 20030430-0057659, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Book 6155, Page 238, in the Register's Office for Davidson County, Tennessee.
- General Development Plan of Chesapeake Homes Condominiums of record in Book 6072, Page 247, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Right of Way of record in Book 7704, Page 374, 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: **3509 Chesapeake Drive, Nashville, Tennessee 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 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 31st DAY OF MAY, 2024.

Oak Home Offers, LLC

BY:_____
Matthew Geis
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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