When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File#1-22928-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1159513 DEEDWARR
07/18/2024 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20240718-0054133

BS-MC-24-3515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027
(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Evelyn Magana	**Pinnacle Bank**	
(NAME)	(NAME)	
3515 Chesapeake Dr	**150 3rd Avenue South, Suite 1000**	**050-10-0A-017.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37201**	
(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 **EVELYN MAGANA, AN UNMARRIED 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. 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 by Deed from Henry G Cisneros, Secretary of Housing and Urban Development, of Washington, D.C dated February 22, 1993 and recorded February 24, 1993 in Book 8872, Page 379, Register's Office of Davidson County, Tennessee.

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

Being the same property conveyed to Oak Home Offers LLC by Warranty Deed from Gloria W. Jarrett, an unmarried woman of record in Instrument No. 20240506-0033243 Register's Office for Davidson County, Tennessee, dated May 3, 2024 and recorded on May 6, 2024.

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 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
- 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.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3515 Chesapeake Dr, 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 17 DAY OF JULY, 2024.

Oak Home Offers, LLC

BY: _____
Nathan Geis
Member

BY: _____
Matthew Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN 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 MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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 MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of July, 2024.

_____
Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/17/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/18/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th **day of** July **,** 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

