Karen Johnson
Batch # 1198630
10/30/2024 11:06:41 AM
Fees: $13.00 Taxes: $1,313.50
Davidson County
DEEDWARR
2 pgs
20241030-0083465

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 25th day of October, 2024. Notary Public My commission expires: 6/22/26

VANESSA E. ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
OCK Group LLC	**New Owner**	**131-05-0B-253.00CO**
16117 Covello St.	16117 Covello St.	
Van Nuys, CA 91406	Van Nuys, CA 91406	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Phillip T. Brasher, Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OCK Group LLC, a Limited Liability Company

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 253 as specified on the Plat shown in the Master Decd, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thercto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons Condominiums, for placement of Unit, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Carien Venter, a single woman by Warranty Deed from William Clifton Denney and wife, Amy Craig Denney, dated March 8, 2011, of record in Instrument No. 20110310-0019124, Register's Office for Davidson County, Tennessee. And being all of the property conveyed to Phillip T. Brasher, Jr., a single person, by deed from Carien Venter, a single woman, of record in Instrument No. 20160909-0095086, Register's Office for Davidson County, Tennessee, dated August 31, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
c. By Laws of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee.
d. Sanitary Sewer Easement of record in Book 5271, Page 430, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 6855, Page 917, amended in Book 8176, Page 697, in the Register's Office for Davidson County, Tennessee.
f. All matters of record in Plat Book 5050, Page 30, in the Register's Office for Davidson County, Tennessee.

g. Agreement of record in Book 4821, Page 20, Book 5388, Page 503 and Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee.
h. Ingress and Egress Easement of record in Book 5158, Page 852, in the Register's Office for Davidson County, Tennessee.
i. Easement of record in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, in the Register's Office for Davidson County, Tennessee.
j. Easement Agreement of record in Instrument No. 20010912-0099679, in the Register's Office for Davidson County, Tennessee.
k. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043888, in the Register's Office for Davidson County, Tennessee.
l. Subject to rights of others in and to common areas/elements.
m. Subject to lien for special assessment contained in DCCR's/Master Deed.
n. Subject to HOA dues- if any.
o. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 253 Summit Ridge Drive, Nashville, TN 37215.

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 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 my/our hand(s) this 25th day of October, 2024.

Phillip T. Brasher, Jr.

*Nicole Brasher, spouse of Phillip T. Brasher, Jr., joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Nicole Brasher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Phillip T. Brasher, Jr. and wife, Nicole Brasher,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of October, 2024.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 24-479
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027