WARRANTY DEED

Karen Johnson
Batch # 1221979
12/31/2024 11 53 36 AM
Fees $13 00 Taxes $910 20

20241231-0101512

Davidson County
DEEDWARR
2 pgs

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

T-OHO-24-3303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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 **Prime Halls Restoration, LLC**	**New Owner**	
(NAME) **1011B Montrose Ave**	(NAME)	**050-11-0-043 00**
(ADDRESS) **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, **KELVIN BEENE, MARRIED,** 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 PRIME HALLS RESTORATION, 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(s) 612, as shown on the map entitled Parkwood Estates, Section Four, of record Plat Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Kelvin Beene by Quitclaim Deed from Marlissa Beene of record in Instrument No 20190927-0098710 Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 27, 2019

Further being the same property conveyed to Marlisa Beene and Kelvin Beene, wife and husband by Warranty Deed from David D Moore and Barbara Moore, husband and wife of record in Instrument No 20070905-0106582 Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on September 05, 2007

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to·

- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 330, Page 79, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3434, Page 270, amended in Book 3616, Page 269 and Book 3702, Page 519, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Sewer Treatment Plant and Sewer Line Easement of record in Book 3177, Page 327 and Assignment of Easement in Book 5219, Page 135, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyance for Water Main of record in Book 4049, Page 514, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3303 Hawkwood Ln, 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 30th DAY OF DECEMBER, 2024

Kelvin Beene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELVIN BEENE, 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 30th of December, 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