WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026
(AFFIX SEAL)

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

Karen Johnson
Batch # 1231076
01/28/2025 02 13 22 PM
Fees $13 00 Taxes $375 55

Davidson County
DEEDWARR
2 pgs

20250128-0006561

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	**New Owner**	
(NAME) **1011B Montrose Ave**	(NAME)	**119-14-0A-071 00-CO**
(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, **ERVIN L. SMITH, SINGLE,** 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,** 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 71, as shown on the Site Plan of Kingswood Condominiums, of record in Book 5200, page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, page 320, said Register's Office

Being the same property conveyed to E L Smith by Warranty Deed from Edward Ray Bowles of record in Book 10590, page 487, Register's Office for Davidson County, Tennessee, dated August 28, 1997 and recorded on September 02, 1997

This conveyance is subject to·

- Taxes for the year 2025, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 520, 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 5552, Page 732; as amended in Book 6058, Page 320, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 5552, Page 774 and amended in Book 6058, Page 359, in the Register's Office for Davidson County, Tennessee
- Charter of the Homeowner's Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenants in Deed of record in Book 909, Page 48, Book 919, Page 393, Book 928, Page 752 amended in Book 1001, Page 539, Book 946, Page 252, Book 919, Page 628, Book 1579, Page 387, Book 1581, Page 55, in the Register's Office for Davidson County, Tennessee
- Appointment of Successor Trustee by Kingswood Homeowners Association of record in Instrument Number 20240711-0051927, in the Register's Office for Davidson County, Tennessee
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc , across premises of record in Book 3645, Page 9; Book 3822, Page 25, Book 4259, Page 977, and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989, in the Register's Office for Davidson County, Tennessee
- Easement of record in Book 11362, Page 523, 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
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr #71, Nashville, Tennessee 37211**

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 16th DAY OF JANUARY, 2025

Ervin L. Smith

Ervin L Smith

STATE OF VA
COUNTY OF Rockingham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERVIN L. SMITH, 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 16th of January, 2025

D. Brg

Notary Public
My Commission Expires: 8/31/2028
(SEAL)

David B. Briggman
Commonwealth of Virginia
Notary Public
Commission No 7125377
My Commission Expires 8/31/2028

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