Prepared by
Record and Return To
Rosenthal Title, Inc
40 Burton Hills Blvd, Suite 130
Nashville, TN 37215

WARRANTY DEED

Prepared by
Record and Return To
Rosenthal Title, Inc
Blvd, Suite 130
215

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **220,000.00** .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2025

Notary Public

COMMISSION EXPIRES _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1248002 **DEEDWARR**
03/19/2025 11 29 45 AM 2 pgs
Fees $13 00 Taxes $814 00

20250319-0019666

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Malone	Same As New Owner	145-09-0-001
(NAME)	(NAME) NEW OWNER	
(ADDRESS) 1609 Woodmont Blvd	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Fair Offerz, LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Malone, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 26 on the Plan of Otter Creek Hills, of record in Plat Book 2900, page 110 and 111, Register's Office of Davidson County, Tennessee.

Said Lot No. 26 fronts 91 feet on the easterly side of Otter Valley Lane and extends back 338 feet on the southeasterly line 403.5 feet on the northwesterly line to a dead line, which is a broken line, measuring 397.2 feet thereon.

Being the same property conveyed to Fair Offerz, LLC, a Missouri Limited Laibility Company by Warranty Deed from Manish Kharat, a married man, of record in Instrument No. 20250314-0018913 **, , Register's Office for Davidson County, Tennessee.**

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as **2016 Otter Valley Lane** **Forest Hills, TN** **37215**
(House Number) (Street) (P O. Address) (City or Town) (State) (Postal Zip)

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, their heirs, successors and assigns forever; and we do covenant with 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, successors 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 our hands this 10th day of March, 2025.

Fair Offerz, LLC, a Limited Liability Company

By: _____
Thomas A. Roisum, M.D. Sole Member

STATE OF Oklahoma)
COUNTY OF Garfield

Before me, the undersigned, a notary public in and for said County and State, personally appeared , **Thomas A. Roisum, M.D.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Sole Member of Fair Offerz, LLC**, (the "Company") the within named bargainor, a Missouri limited liability company, and that as such Sole Member being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as the Sole Member

WITNESS my hand and seal this 10th day of March, 2025.

_____
Notary Public

AMANDA FIELD NOTARY PUBLIC STATE OF OKLAHOMA 18005863 Expires 12 Jun 2026

Commission Expires: 12 June 2026