Karen Johnson Davidson County
Batch# 1248761 DEEDWARR
03/20/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $6,638.54
20250320-0020866

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23906-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,794,200.00.

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linsey McKinney and David Goverman 1117 Oman Drive Brentwood TN 37027	CHASE 700 KANSAS LANE MONROE, LA 71203	159-00-0-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1117 Oman Drive RE LLC, a Nevada limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **David A. Goverman and Linsey McKinney, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 34th Councilmanic District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron (old) on the southerly right-of-way (50 feet wide) of Oman Drive at its intersection with the westerly boundary line of the Key Investments II, Inc. property recorded in Instrument Number 20131104-0114245 in the Register's Office for Davidson County, Tennessee, said iron rod (old) being at Tennessee State Plane (NAO 83) Coordinates: North 625072.34, East 1728922.71; Thence, with said westerly boundary line South 00 degrees 10 minutes 38 seconds East 410.46 feet to an iron rod (old) at the northeast corner of the Steve Logan and wife, Jane Logan recorded in Instrument Number 20210330-0041626, in said Register's Office; Thence, with northerly boundary line of said Logan property as follows: North 82 degrees 15 minutes 37 seconds West 126.59 feet to an iron rod (old), and South 73 degrees 41 minutes 45 seconds West 118.80 feet to an iron rod (old) at the southeast corner of the David G. Baker and Abigail L. Baker, husband and wife property recorded in Instrument Number 20181012-0101331, in said Register's Office; Thence with the easterly boundary line of said Barker property, North 00 degrees 23 minutes 51 seconds East 513.07 feet to an iron rod (old) on said southerly right-of-way of Oman Drive; Thence, with said right-of-way, South 68 degrees 25 minutes 02 seconds East 171.33 feet to an iron rod (new) at the beginning of a curve in said right-of-way concave to the northeast and having a radius of 654.22 feet; Thence with said curve, an arc distance of 78.87 through a central angle of 06 degrees 54 minutes 28 seconds (chord: South 72 degrees 49 minutes 46 seconds East 78.83 feet) to the POINT OF BEGINNING containing 2.43± acres or 105,852± square feet.

Being the same property conveyed to 1117 Oman Drive RE LLC, a Nevada limited liability company by Warranty Deed from Janet Luken Mann and Robert A. Mann, Sr., wife and husband, dated June 22, 2023, recorded June 26, 2023, of record in Instrument No. 20230626-0048365, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1117 Oman Drive, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of March, 2025.

GRANTOR:

1117 Oman Drive RE LLC, a Nevada limited liability company
By: Flip Gorilla, LLC a California limited liability company
As Its: Manager

By: _____
Joe Melendez, Manager

A notary public or other officer completing this certificate verifies only the indemnity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy or validity of that document.

State of California)
) ss.
County of Los Angeles)

On 3-11-2025 before me, Jeff Stittsworth, a Notary Public, personally appeared JOE MELENDEZ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

JEFF STITTSWORTH
COMM. # 2419119
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 1, 2026

_____
Notary Public

202503200020866

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on March 11. 2025.

Affiant Signature

19th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028