# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

T-OHO-25-2929-71

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1254033
03/31/2025 10 23 37 AM
Fees $13 00 Taxes $647 50

Davidson County
**DEEDWARR**
2 pgs

20250331-0023947

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | |
|---|---|---|
| **Timothy Jeffrey Howson and Peggy Havlicek** | NEW OWNER | |
| (NAME) | (NAME) | **119-14-0A-071.00-CO** |
| **2929 Selena Dr #71** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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, **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY JEFFREY HOWSON, AN UNMARRIED MAN, AND PEGGY HAVLICEK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Oak Home Offers, LLC, a Tennessee limited liability company by Warranty Deed from Ervin L Smith, single of record in Instrument No. 20250128-0006561 Register's Office for Davidson County, Tennessee, dated January 16, 2025 and recorded on January 28, 2025.

Further 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 and thereafter, 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

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 28 DAY OF MARCH, 2025.

Oak Home Offers, LLC

BY _____
Matthew Geis
Member

BY _____
Nathan Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 28th of March, 2025.

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 28th of March, 2025

_____
Notary Public
My Commission Expires 11-3-25
(SEAL)

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

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