Karen Johnson Davidson County
Batch # 1256054 DEEDWARR
04/03/2025 02:19:29 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250403-0025478

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63986
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Oakley Holdings, LLC<br>6430 Jocelyn Hollow Road<br>Nashville, TN 37205 | Oakley Holdings, LLC<br>6430 Jocelyn Hollow Road<br>Nashville, TN 37205 |

**TAX MAP PARCEL NUMBERS:** 131030E00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lone Oak Condo E, LLC, a Tennessee limited liablity company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Oakley Holdings, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No 1 of Lone Oak Condominiums, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, a shown on the Plan of record in Book 6200, page 103, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Together with and subject ot a Joint Driveway Easement of record in Book 5694, page 386, said Register's Office.

Being the same property conveyed to Malinda A. Wagner by Warranty Deed from Shahizad Ansari, Trustee of te Shahpour Ansari Trust dated January 30, 2008, said deed being dated and recorded on August 20, 2009, of record in Inst. No. 20090820-0078335, Register's Office for Davidson County. The said Malinda A. Wagner has since died. By Affidavit of Heirship dated November 1, 2022, recorded November 10, 2022, of record in Inst. No. 20221110-0120443, said Register's Office, Timothy W. Wagner and Ann E. Wagner were established as the heirs-at-law of Malinda A. Wagner. By Quitclaim Deed dated November 16, 2022, recorded November 18, 2022, of record in Inst. No. 20221118-0122580, said Register's Office, subject property was conveyed to Lone Oak Condo E, LLC, a Tennessee limited liability company.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 103, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6360, page 65, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; All matters shown on Book5210, page 217, amended in Book 5681, page 721,

said Register's Office; Joint Driveway Easement of record in Book 5694, page 386, said Register's Office.

**This is improved property, known as 4113 E Lone Oak Road, Nashville, TN 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of March, 2025

**Lone Oak Condo E, LLC**

**By:** _____
**Timothy W. Wagner, Chief Manager**

**State of Tennessee**

**County of Davidson**

Before me, the undersigned, personally appeared, **Timothy W. Wagner** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Chief Manager** of **Lone Oak Condo E, LLC, a Tennessee limited liablity company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such chief manager for the purposes therein contained, by signing in the name of the limited liability company as such chief manager.

Witness my hand and official seal, at office in Davidson County Tennessee this the 31st day of March, 2025.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary _____

**State of Tennessee**

**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Sworn and subscribed before me this 31ST day of March, 2025.

Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027