Karen Johnson Davidson County
Batch# 1263219 DEEDWARR
04/22/2025 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20250422-0030882

8149

WARRANTY DEED

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

File No.: RES-25-4021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4021 Indiana Avenue, LLC	Cross Country Mortgage	091-12-2G-001.00 CO
(NAME)	(NAME)	
7934 West Drive, Apt. 1002 Northbay Village, FL 33141	3160 Superia Avenue Cleveland, OH 44114	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **OAK PROPERTY, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **4021 INDIANA AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 4021 Indiana Avenue, of record in Instrument Number 20240612-0043837, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Alan D. Oakley, unmarried, by Warranty Deed dated December 23, 2020, recorded January 5, 2021, in Instrument No. 20210105-0001536, in the Register's Office of Davidson County, Tennessee.

Subsequently, being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed (to consolidate parcels) dated July 13, 2021, recorded July 14, 2021, in Instrument No. 20210714-0094947, in the Register's Office of Davidson County, Tennessee.

Further, being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company, from Oak Property, LLC, an Alabama limited liability company, by Quitclaim Deed (for separation of tax parcels) dated October 5, 2021, recorded October 7, 2021 in Instrument No. 20211007-0135024, in the Register's Office of Davidson County, Tennessee.

Furthermore, being part of the same property conveyed to Kenneth Hamilton from Oak Property, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 14, 2022, recorded January 25, 2022, in Instrument No. 20220125-0009005, in the Register's Office of Davidson County, Tennessee.

Additionally, being part of the same property conveyed to Oak Property, LLC, an Alabama limited liability company,

from Kenneth Hamilton, by Quitclaim Deed dated June 7, 2024, recorded June 7, 2024, in Instrument No. 20240607-0042855, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This property does not constitue the primary residence of the owner (Grantee) and it is for investment purposes only.

This is **improved** property, known as 4021 Indiana Avenue, Nashville, TN 37209
(House Number) (Street) (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 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 21 day of April, 2025.

Oak Property, LLC, an Alabama limited liability company

By: _____ Authorized Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Riley Herrick of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Oak Property, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 21st day of April, 2025.

_____
Notary Signature
Printed Name: Riley Herrick
My commission expires: 05/08/2028



Certificate of Authenticity

I, Anthony N. Greco, 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 the 21 day of April, 2025

4-21-25

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 21 day of April, 2025

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027