Name and Address of New Owner:
Oak Home Offers, LLC
1011B Montrose Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1274073 DEEDWARR
05/16/2025 10:07:30 AM 9 pgs
Fees: $48.00 Taxes: $562.40
20250516-0038673

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 060-16-0-307.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gregory Clark, an unmarried man, Tavion Adams, an unmarried man, Danielle Adams, an unmarried woman, Sharon C. Bell, a married woman, Heather Donnell, an unmarried woman, Destiney Clark, an unmarried woman, Jeressa Mapp, an unmarried woman, Brandy N. Clark, an unmarried woman, Jasmine Clark, a married man, and Orlando Adams, an unmarried man**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Oak Home Offers, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Jones Village, as shown on plat of record in Plat Book 6250, page 861, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jean A. Adams by Warranty Deed from Solution Home Buyers, Inc. of record in Instrument No. 20030807-0112896, Register's Office for Davidson County, Tennessee, dated July 31, 2003 and recorded on August 7, 2003.

Said Jean A. Adams aka Jean Audrey Adams aka Jean Audrey Clark died intestate on October 20, 2020; survived by Gregory Clark, Sharon C. Bell, Tavion Adams, Danielle Adams, Orlando Adams, Heather Donnell, Destiney Clark, Jeressa Mapp, Brandy N. Clark, and Jasmine Clark. Affidavits of Heirship Recorded in Instrument No. 20210928-0130365, Instrument No. 202505160038669, Instrument No. 202505160038670, Instrument No. 202505160038671, Instrument No. 202505160038672, Register's Office for Davidson County, Tennessee.

Being improved property also known as 808 Jones Place, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 14th day of May, 2025.

_____ (SEAL)
Gregory Clark

_____ (SEAL)
Tavion Adams

_____ (SEAL)
Danielle Adams

_____ (SEAL)
Heather Donnell

_____ (SEAL)
Brandy N. Clark

~~Jasmine Clark~~ _____ (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory Clark, Tavion Adams, Danielle Adams, Heather Donnell, Brandy N. Clark, ~~and Jasmine Clark~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of May, 2025.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires:

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 12 day of May, 2025.

Sharon Bell (SEAL)
Sharon C. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sharon C. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2025.

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Notary Public
My commission expires:
My Commission Expires Nov. 8, 2028

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 12 day of May, 2025.

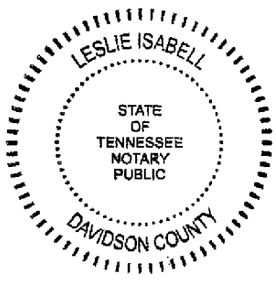
Jeressa Mapp (SEAL)
Jeressa Mapp

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeressa Mapp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of May, 2025.

Notary Public
My commission expires: 3/20/28



IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 12 day of May, 2025.

Destiny Clark (SEAL)
Destiney Clark

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Destiney Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of May, 2025.

Pamela A. Bargman
Notary Public
My commission expires: 04/29/2026

PAMELA A. BARGMAN
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 12 day of May, 2025.

Orlando Adams (SEAL)
Orlando Adams

STATE OF OHIO
COUNTY OF Allen

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Orlando Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of May, 2025.

Linda G Youmans
Notary Public
My commission expires: 4/14/2028

NOTARIAL SEAL STATE OF OHIO

Linda G. Youmans
Notary Public • State of Ohio
My Commission Expires:
April 14, 2028
Recorded In Auglaize County

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the ____ day of May, 2025.

Jasmine Clark (SEAL)
Jasmine Clark

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jasmine Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of May, 2025.

Daniel L Stephens
Notary Public
My commission expires: 6/2/25

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/2/2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $152,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13 day of May, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-3993

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-12-25.

Affiant Signature

5-12-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 12 day of May, 2025.

Notary Signature

My Commission Expires: 5-4-26

