Karen Johnson Davidson County
Batch# 1282033 DEEDWARR
06/06/2025 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20250606-0044705

PARRISH LAW, PLLC
PREPARED BY: J. GILBERT PARRISH, JR., ATTORNEY AT LAW
60 Brazelton St., Unit 9, Savannah, TN 38372
[Without title exam and by information provided by Seller]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **DAVID JOHN OAKLEY**, have bargained and sold and do hereby bargain, sell, transfer, and convey unto **JEREMY BYRD and ALI AL-SORAIFY, tenants in common**, their heirs and assigns forever in fee simple, certain real property located in the 2nd Civil District of Davidson County, Tennessee, and which is bounded and described as follows, to-wit:

Map-Parcel Numbers: 142-13-0B-116.00-CO

Land in Davidson County, Tennessee, being Lot No. 116, as shown on the map entitled First Revision Riverside, Phase 3 of record as Instrument No. 20010404-0032691, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description. [Description according to prior deed].

Being the same property conveyed to David John Oakley by Quitclaim deed of Traycene Oakley, dated March 27th, 2025, and recorded in Book 20250331, page 0024139 in the Davidson County Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said **JEREMY BYRD and ALI AL-SORAIFY**, their heirs and assigns forever, in fee simple.

And I do COVENANT with the said **JEREMY BYRD and ALI AL-SORAIFY**, their heirs and assigns, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and that the same is unencumbered except by the taxes for the current year which will be prorated as of the date of the execution of this instrument and subject to all matters shown on the Plan of Final Plat First Revision, Riverside, Phase 3 of record as Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee and subject to all matters shown on the Plan of Resubdivision of Lots 114 through 130 and 131A, Riverside, Phase 3 of record as Instrument Number 20040108-0003094, Register's Office of Davidson County, Tennessee and subject to all matters shown on the Plan of Phase 1 and Boundary Plat of record in Plat Book 6900, Page 490, Register's Office of Davidson County, Tennessee. Also subject to terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, Conditions and Restrictions of record in Book 7185, Page 619, amended in Book 7405, Page 780, Book 8104, Page 211, and Instrument No. 20040419-0044162 continued in Instrument No.

20091124 0108147 amended in Instrument No. 20091204-0111306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons and subject to the Charter of Riverside Homeowners Association, Inc., of record in Book 7829, page 703 in the Register's Office for Davidson County, Tennessee and easements for water lines of record in Book 6970, page 275 and 281 in the Register's Office of Davidson County, Tennessee and subject to easement for Public Utilities of record in Book 6970, page 278 in the Register's Office of Davidson County, Tennessee and subject to easement for ingress/egress of record in Book 7103, page 48 in the Register's Office of Davidson County, Tennessee and subject to an easement for Sewer Line of record in Book 7803, page 642 in the Register's Office of Davidson County, Tennessee and subject to easement to Metro Government of record in Book 6972, page 45 in the Register's Office of Davidson County, Tennessee. Also subject to the permanent drainage easement of record in Book 7574, page 645 in the Davidson County Register's Office and subject to the sewer line easement of record in Book 7489, page 638 in the Davidson County Register's Office and subject to agreement concerning road and right of way of record in Book 7400, page 645 in the Register's Office for Davidson County, Tennessee and subject to right of others in and to the common areas and/or elements.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said land unto the said **JEREMY BYRD and ALI AL-SORAIFY**, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, DAWN OAKLEY do hereby join in the execution of this instrument for the sole purposes of conveying any and all my right, title and interest in the hereinabove described property which I might have by virtue of my marital relationship to the respective Grantor herein.

WITNESS our hands this 4th day of June, 2025.

David John Oakley

DAVID JOHN OAKLEY

Dawn Oakley

DAWN OAKLEY

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me, the undersigned Notary Public in and for said County and State, **DAVID JOHN OAKLEY and wife, DAWN OAKLEY**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 4 day of June, 2025.

JENNIFER LACEY STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

My Commission Expires: 11-19-25

NOTARY PUBLIC

STATE OF TENNESSEE, COUNTY OF HARDIN

I, or we, hereby swear or affirm that the actual consideration to this transfer, or value of the property or interest in property transferred, whichever is greater, is **($380,000.00)**, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this the 4th day of June, 2025.

My Commission Expires: 9/8/25

NOTARY PUBLIC

MAIL TAX NOTICES TO:
JEREMY BYRD and ALI AL-SORAIFY
7500 Eastgate Blvd Ste 100
Mt Juliet TN 37122

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 5, 2025.

J. Carlton Drumwright

June 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY