Karen Johnson
Batch # 1287424
06/20/2025 11 10 48 AM
Fees $13 00 Taxes $847 30

Davidson County
DEEDWARR
2 pgs

20250620-0048427

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

DM-BR-25-208

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Angelina Dekret and Milan Dekret	**FirstBank, its successors and/or assigns as their interest may appear**	
(NAME) **208 Oak Grove Drive**	(NAME) **722 Columbia Avenue**	**107-05-0B-208 00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Franklin, TN 37064**	
(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, **BRESIDENCE 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 **ANGELINA DEKRET AND MILAN DEKRET, WIFE AND HUSBAND,** 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·

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit

Being Unit No 208 on the Plan of Addition to Five Oaks, a Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Robert Daniel Brenner and Makenzie Louise Brenner, husband and wife by Warranty Deed from Eva Bangert, unmarried of record in Instrument No. 20220321-0032320 Register's Office for Davidson County, Tennessee, dated March 10, 2022 and recorded on March 21, 2022

Being the same property conveyed to Bresidence LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Robert Daniel Brenner and Makenzie Louise Brenner, husband and wife of record in Instrument No 20240314-0017694 Register's Office for Davidson County, Tennessee, dated March 14, 2024 and recorded on March 14, 2024.

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 456, 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 5781, Page 563, as amended in Book 5781, Page 930, Book 5784, Page 563, Book 5781, Page 602, and Instrument No 20160212-0013783, Register's Office for Davidson County, Tennessee
- Charter of Five Oaks Homeowner's Association, Inc of record in Book 5790, Page 798, in the Register's Office for Davidson County, Tennessee
- Rules and Regulations of record in Instrument Number 20150625-0061297, and Instrument No 20150625-0061298, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130118-0006279, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication for Private Sanitary Sewer of record in Instrument Number 20010312-0023241, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument Number 20020605-0068054, 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: **208 Oak Grove Drive, Nashville, Tennessee 37217**

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 16 DAY OF JUNE, 2025

Bresidence LLC

BY _____
Robert Daniel Brenner
Member

BY _____
Makenzie Louise Brenner
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DANIEL BRENNER, 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 BRESIDENCE 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 16th of June, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAKENZIE LOUISE BRENNER, 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 BRESIDENCE 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 16th of June, 2025

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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