WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (AFFIX SEAL)

T-OHO-25-2020

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

Karen Johnson
Batch # 1291466
06/30/2025 08 05:53 AM
Fees $13 00 Taxes $1,998 00

Davidson County
DEEDWARR
2 pgs

20250630-0050993

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Brigid O'Connell	**New Buyer**	
(NAME)	(NAME)	**071-08-0-117 00**
1710 Holland Avenue		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 **BRIGID O'CONNELL, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot(s) 183, as shown on the map entitled Joywood Heights, Section 1, of record in Plat Book 1130, Page(s) 91 through 93, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee limited liability company by Warranty Deed from Deborah Marlin Jarrett, an unmarried woman of record in Instrument No 20250328-0023357 Register's Office for Davidson County, Tennessee, dated March 27, 2025 and recorded on March 28, 2025.

Further being the same property conveyed to Jerry Jarrett by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120222-0015160 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 22, 2012 The said Jerry Jarrett having since died testate on February 14, 2023 and bequeathed said property property to Deborah Marlin Jarret by Last Will and Testament as shown of record in Docket No 25PR-14169 in the Probate Division of the Chancery Court of Williamson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page (s) 91 through 93, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1373, Page 98 and Book 1422, Page 346 and Book 1518, Page 183, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2020 Jones Circle, Nashville, Tennessee 37207**.

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 26th DAY OF JUNE, 2025

Oak Home Offers, LLC, a Tennessee limited liability company

BY. _____
Nathan Geis
Member

BY _____
Matthew Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN GEIS, 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 OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 26th of June, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

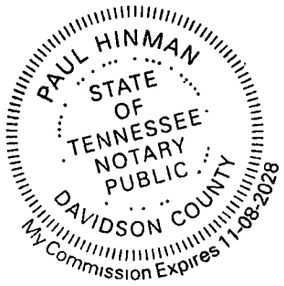


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GEIS, 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 OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY 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 26th of June, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)



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