WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291544 DEEDWARR
06/30/2025 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20250630-0051115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-23-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Barrett Delclos and Melissa Takahashi Delclos	Keystone Funding, Inc.	
(NAME)	(NAME)	
916 Split Oak Drive	5195. Red Haven Lane	149-02-0-092.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dover, DE 19901	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GARY D. OATES AND CONNIE R. OATES AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF OATES REVOCABLE TRUST, DATED AUGUST 11, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW BARRETT DELCLOS AND MELISSA TAKAHASHI DELCLOS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 81 on the Plan of Oakwood Subdivision, Phase Two, Section One, of record in Book 7900, Page 126, Register's Office for said County. Said Lot number 81 fronts 83.33 feet on the Westerly margin of Split Oak Drive and extends back between parallel lines 120.05 feet to a dead line.

Being the same property conveyed to Gary D. Oates and wife, Connie R. Oates by Special Warranty Deed from Fairbanks Capital Corp of record in Instrument No. 20030731-0108988 and re-recorded in Instrument No. 20040227-0022310 Register's Office for Davidson County, Tennessee, dated July 29, 2003.

Being the same property conveyed to Gary D. Oates and Connie R. Oates and their Successors in Trust, as Trustees of Oates Revocable Trust, dated August 11, 2021 by Quitclaim Deed from Gary D. Oates and wife, Connie R. Oates of record in Instrument No. 20210820011260 Register's Office for Davidson County, Tennessee, dated August 11, 2021. Gary D. Oates died on December 19th, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2025-814

unimproved
This is improved x property, known as 916 Split Oak Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 hand this 26 day of June, 2025

OATES REVOCABLE TRUST DATED
AUGUST 11, 2021

BY: _____
CONNIE R. OATES, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Connie R. Oates with whom I am personally acquainted and who acknowledged that she is executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of Oates Revocable Trust dated August 11, 2021, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal this 26 day of June, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/4/27

_____
Notary Public

CH2025-814

True Copy Certification

I, Yvette Meldrum, 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 26, 2025.

Signature
June 26, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 26, 2025

Notary's Signature

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY