STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/19/2026
File No. G25-23421

JILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1291794 DEEDWARR
06/30/2025 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $724.28
20250630-0051427

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Low and Emily Low (NAME)	Mortgage Investors Group (NAME)	024-00-0-025
2035 Shaw Road (STREET ADDRESS)	8320 East Walker Springs Lane (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Paul Oakley, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Low and Emily Low, 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:

TRACT OF LAND IN THE 10TH, FORMERLY 22ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LYING BETWEEN LOT NO. 3 ON SHAW ROAD BELONGING TO WOODROW COOK ET UX, AND LOT NO. 1 ON SHAW ROAD BELONGING TO GENE H. WILLIAMS, ET UX, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT A STAKE AT THE NORTHWEST CORNER OF LOT NO. 3; THENCE 56.4 FEET SOUTH AND WEST FOLLOWING THE RIGHT-OF-WAY OF SHAW ROAD TO A STAKE AT THE NORTHEAST CORNER OF LOT NO. 1; THENCE SOUTH AND EAST 188 FEET TO A STAKE AT THE SOUTHEAST CORNER OF LOT NO. 1; THENCE NORTH AND EAST 50.00 FEET, MORE OR LESS, TO A POINT; THENCE NORTH AND WEST 188 FEET TO THE STAKE AT THE NORTHWEST CORNER OF LOT NO. 3, THE SAME BEING THE POINT OF BEGINNING.

Being the same property conveyed to Paul Oakley, married by Deed dated November 7, 2013 from The Secretary of Housing and Urban Development, recorded November 12, 2013, in Instrument Number 20131112-0116307, in the Register's Office of Davidson County, Tennessee.

This is not nor ever been the marital residence of the Grantor.
Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2035 Shaw Road, Goodlettsville, TN 37072.

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. Whenever 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 27th day of June, 2025.

X _____

Paul Oakley

STATE OF Tennessee
COUNTY OF Davidson

On this 27th day of June, 2025, before me personally appeared Paul Oakley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

_____
Notary Signature
My commission expires: 1/28/29

MICHAEL T. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 6/27/25 (date of document).

Affiant Signature

6/27/25
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 27th day of June, 2026.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY