WARRANTY DEED

Karen Johnson
Batch # 1300444
07/21/2025 03 04 19 PM
Fees $13 00 Taxes $721 50

Davidson County
DEEDWARR
2 pgs

20250721-0057433

W-OHO-25-149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
Oak Home Offers, LLC	**NEW OWNER**	
(NAME)	(NAME)	
1011B Montrose Ave		**071-04-0-016 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **ROBERT OSBORN MALLERNEE, III, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 the easterly part of Lot No. 41 on the map of John L Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for said County.

Said part of said lot fronts 119.24 feet on the northerly side of Gordon Terrace and extends back 300 feet, more of less, on the westerly line and 294.5 feet on the easterly line, to a dead line in the rear on which it measures 22 0 feet

Being the same property conveyed to Robert O. Mallernee, Jr by Warranty Deed from Florence A Whitley, a widow of record in Book 7870, page 947, Register's Office for Davidson County, Tennessee, dated June 21, 1989 and recorded on June 22, 1989.

Said Robert O. Mallernee, Jr having since died testate on March 21, 2013 Title to the subject property having vested at his death in Robert Osborn Mallernee, III as Devisee under the duly probated Last Will and Testament of Robert O Mallernee, Jr of record in Case No 13P1037, Circuit Court, Probate Division, for Davidson County, Tennessee and of record in Instrument No. 20131211-0125485 in the Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as· **149 Gordon Terrace, 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 18th DAY OF JULY, 2025

Robert Osborn Mallernee, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT OSBORN MALLERNEE, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th of July, 2025

Notary Public
My Commission Expires
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

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