Karen Johnson
Batch # 1306482
08/06/2025 03 02 55 PM
Fees $13 00 Taxes $3,862 80
Davidson County
DEEDWARR
2 pgs
20250806-0062547

WARRANTY DEED

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,044,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(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
Connor Lyons and Melanie Rosen	SAME AS NEW OWNERS	
(NAME)	(NAME)	105-16-0Y-002 00
1923 Seminole Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **OFFER TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE MARA ROSEN,** **AND CONNOR HENRI LYONS,** WIFE and HUSBAND, 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 Unit No. B on the Plan of Residences at 1921 & 1923 Seminole Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240711-0051982, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to R. S. Kaiser Nashville, LLC, a Limited liability company by Warranty Deed from David Lightman, Lisa Van Horn and Nason Lightman of record in Instrument No. 20220926-0105980 Register's Office for Davidson County, Tennessee, dated September 20, 2022 and recorded on September 26, 2022.

Being part of the same property conveyed to Offer Tennessee, LLC, by Warranty Deed from R. S. Kaiser Nashville, LLC, dated July 3, 2024 and recorded July 11, 2024 in Instrument No. 20240711-0051981, Register's Office of Davidson County, Tennessee.

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.

unimproved _
This is improved x property, known as 1923 Seminole Ave, Nashville, TN 37211
(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

JW2025-996

Witness my hand this 4th day of August, 2025

OFFER TENNESSEE, LLC

BY _____

DYLAN WILLIAMS, MEMBER

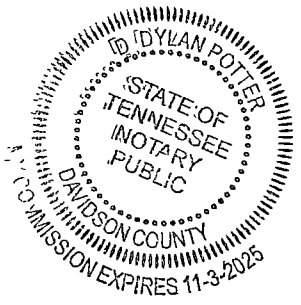
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Offer Tennessee, LLC, and that he as such Member of Offer Tennessee, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Offer Tennessee, LLC

Witness my hand and official seal this 4th day of August, 2025

Commission expires



_____

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-C-25-1923

JW2025-996