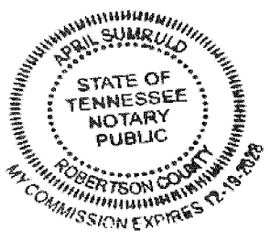
Karen Johnson Davidson County
Batch# 1323377 DEEDWARR
09/17/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20250917-0074216

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2025. Notary Public My commission expires: 12-19-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Ocean and Rebecca Ocean	New Owner(s)	117-12-0O-001.00-CO
812 Fireside Circle		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES HOWARD MACKENZIE, III AND LORA LEE STEPUSIN MACKENZIE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES OCEAN AND REBECCA OCEAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Townhomes located in Davidson County, Tennessee, described as Unit No. 1 of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium apartments, recorded in Instrument No. 20150526-0048171 and amended in Instrument No. 20151009-0103197, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium Apartments contained in the Declaration of Covenants, Conditions and Restrictions appended thereto and recorded in Instrument No. 20150526-0048171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Howard MacKenzie III and Lora Lee Stepusin MacKenzie, husband and wife by Warranty Deed from Chase Keen and Alexis Keen, husband and wife of record in Instrument No. 20210323-0038204 Register's Office for Davidson County, Tennessee, dated March 16, 2021 and recorded on March 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1487A Woodmont Boulevard, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2025.

James Howard MacKenzie, III

Lora Lee Stepusin MacKenzie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Howard MacKenzie, III and Lora Lee Stepusin MacKenzie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 17.

Affiant Signature

17th day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028