Karen Johnson Davidson County
Batch # 1342378 DEEDWARR
11/06/2025 08:13:41 AM 2 pgs
Fees: $13.00 Taxes: $1,298.70

20251106-0088390

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-0110-25-2400

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

SYDNEY GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $351,000.00.

Affiant

Subscribed and sworn to before me, this 31 day of October, 2025.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Oak Home Offers, LLC	New Owner	073 12 0 025.00
1011 B MONTROSE AVE. NASHVILLE, TN 37204		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Foster Family Rentals GP, a Tennessee General Partnership,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Oak Home Offers, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee, its successors 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 241, SUNSET VIEW, SECTION TWO, as shown on plat of record in Plat Book 2663, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Foster Family Rentals, GP, by Warranty Deed from Kerry D. Fuqua, Burton L. Fuqua, and Troy C. Fuqua, of record in Instrument No. 20141217-0115429, in the Register's Office of Davidson County, Tennessee, dated December 11, 2014 and recorded on December 17, 2014.

This property is improved property known as 2408 Ridgeland Drive, Nashville, TN 37214.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 31 day of October, 2025.

Foster Family Rentals GP, a Tennessee Partnership

By: _____
Brian G. Foster , Partner

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian D. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he/she executed the within instrument as Partner of Foster Family Rentals GP, a Tennessee Partnership, and that he/she is duly authorized to execute the same on behalf of Foster Family Rentals GP for the purposes therein contained

Witness my hand and seal this 31 day of October 2025.

_____
Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON