Karen Johnson Davidson County
Batch # 1347089 DEEDWARR
11/17/2025 03 42 09 PM 3 pgs
Fees $18 00 Taxes $1,054 50
20251117-0091501

This instrument was prepared by ~~and~~
~~Please record and return to:~~
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-OHO-252129-13

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HARRIS HOMES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND W A INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **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, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING UNIT NO 13 ON THE PLAN OF ACKLEN SQUARE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS. CONDITIONS AND RESTRICTIONS FOR ACKLEN SQUARE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AT INSTRUMENT NO 20241025-0083148, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED UNTO W A INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND HARRIS HOMES HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM 2129 ACKLEN AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED NOVEMBER 12, 2025, OF RECORD IN INSTRUMENT NO 20251112-0090167, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 2129 ACKLEN AVE UNIT 13, NASHVILLE, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

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

Witness our hands this 13 day of November, 2025.

HARRIS HOMES HOLDINGS, LLC

BY: THOMAS JOE HARRIS
THOMAS JOE HARRIS, SOLE MEMBER

W A INVESTMENT VENTURES, LLC

BY: Wyatt Chittenden
WYATT CHITTENDEN, Member

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **THOMAS JOE HARRIS**, 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 (or other officer authorized to execute the instrument) of HARRIS HOMES HOLDINGS, LLC, the within named bargainor, a Tennessee limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as member.

DONE at offices in Clarksville (City), TN (State), on this the 13 day of November, 2025.

Notary Public
My Commission Expires: 09/15/2029

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
September 15 2029

STATE OF Tennessee
COUNTY OF Montgomery

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WYATT CHITTENDEN**, 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 (or other officer authorized to execute the instrument) of W A INVESTMENT VENTURES, LLC, the within named bargainor, a Tennessee limited liability company, and that such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as member.

DONE at offices in Clarksville (City), TN (State), on this the 13 day of November, 2025.

Notary Public
My Commission Expires: 09/15/2029

Notarized remotely using audio-video communication technology via Proof

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY
Online Notary Public
My Commission Expires
September 15 2029

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2025.

NOTARY PUBLIC
My commission expires 05/08/28

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

Address New Owner(s) as follows:
OAK HOME OFFERS, LLC
1011B Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 104 11 2C 013.00 CO

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 11/14/25 and 11/13/25

Affiant Signature

November 17, 2025

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

State of TENNESSEE, County of DAVIDSON

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