RECORDING REQUESTED BY:
Atlas Title Company

AND WHEN RECORDED
MAIL TO:
R A K Care Home, LLC a
Tennessee limited liability company
3303 Hawkwood Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1349760 DEEDQC
11/21/2025 11:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251121-0093191

THIS SPACE FOR RECORDER'S USE

TN-2508-031509-RF

QuitClaim Deed

(Please fill in document title(s) on this line)

QUITCLAIM DEED

T-OHO-24-3303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/05/2028
(AFFIX SEAL)

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)
R A K Care Home, LLC, a Tennessee limited liability company	**SAME AS NEW OWNER**	
(NAME) **3303 Hawkwood Ln,**	(NAME)	**050-11-0-043.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND PRIME HALLS RESTORATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **R A K CARE HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 612, as shown on the map entitled Parkwood Estates, Section Four, of record Plat Book 3300, Page 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oak Home Offers, LLC, A Tennessee Limited Liability Company and Prime Halls Restoration, LLC, A Tennessee Limited Liability Company by Warranty Deed from Kelvin Beene, married of record in Instrument No. 20241231-0101512, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3303 Hawkwood Ln, Nashville, Tennessee 37207**.

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Witness my/our hand(s) this the 6th day of October, 2025.

Oak Home Offers, LLC

BY: _____
Nathan Geis
Member

BY: _____
Matthew Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of ~~September~~ October, 2025.

_____
Notary Public
My Commission Expires: 11/08/2028
(SEAL)

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th of ~~September~~ October, 2025.

_____
Notary Public
My Commission Expires: 11/08/2028
(SEAL)

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Witness my/our hand(s) this the 6th day of October, 2025.

Prime Halls Restoration LLC

BY: _____

Ricardo Hall
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICARDO HALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PRIME HALLS RESTORATION LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 6th of ~~September~~ October, 2025.

_____
Notary Public
My Commission Expires: 11/08/2028
(SEAL)



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

Tennessee Certification of Electronic Document

I, MAILY DINH, 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 10-6-2025 (date of document).

Affiant Signature

11-20-2025
Date

State of California

County of Orange

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfullness, accuracy, or validity of that document.

Sworn to and subscribed before me this 20th day of November, 2025.

MA VERONICA B. REZABA
Notary Public - California
Orange County
Commission # 2456470
My Comm. Expires Aug 1, 2027

Notary's Signature

MY COMMISSION EXPIRES: 8/1/2027

NOTARY'S SEAL