Karen Johnson Davidson County
Batch # 1350491 DEEDWARR
11/24/2025 03 04 39 PM 2 pgs
Fees $13 00 Taxes $1,149 90

20251124-0093767

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-OHO-25-235

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
Ste 202
Hendersonville, TN 37075
H-25-5490

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,785 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of November, 2025

Notary Public

Commission Expires

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oak Home Offers, LLC 1011B Montrose Ave Nashville, TN 37204	New Owner	~~095-02-0-050 00~~

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert Rhea Hoback, a single man, and Rebecca Sue Eddie, an unmarried woman

HEREINAFTER REFERRED TO AS THE 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 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 Lot No. 154, on the Plan of Donelson Hills, as of record in Book 2331, Page 22 and 23, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No 154 fronts 72 feet on the easterly side of Graeme Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Robert Earl Hoback and wife, Alice C. Hoback by Warranty Deed from William L Fuqua Jr and wife, Mary M. Fuqua, dated July 7, 1964 and recorded in Book 3789, Page 737-738, Register's Office of Davidson County, Tennessee. The said Alice C. Hoback died on or about November 15, 2024, leaving Robert

Earl Hoback as the surviving tenant by the entirety. The said Robert Earl Hoback died on or about June 14, 2025. Reference is made to the affidavits of heirship for Robert Earl Hoback naming Robert Rhea Hoback and Rebecca Sue Eddie as his only heirs, of record in Instrument Nos. 20250815-0065114 and 2025815-0065115, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 235 Graeme Drive, Nashville, TN 37214

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 so 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.

Dated this the 20th day of November, 2025.

Robert Rhea Hoback

Rebecca Sue Eddie

Rebecca Sue Eddie

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of November, 2025, before me personally appeared Lisa Miller, Managing of Heirs and beneficiaries of Robert Earl Hoback, Robert Rhea Hoback and Rebecca Sue Eddie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2025.

Notary Signature
My commission expires: 12-1-27

