WARRANTY DEED

Karen Johnson Davidson County
Batch# 1376567 DEEDWARR
02/05/2026 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20260205-0008249

W-OHO-26-149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

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)
Karrie Tatum	**New Owner**	
(NAME)	(NAME)	**071-04-0-016.00**
149 Gordon Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARRIE TATUM, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 41 on the map of John L. Gordon's Subdivision, as of record in Book 843, page 61, Register's Office for said County.

Said part of said lot fronts 119.24 feet on the northerly side of Gordon Terrace and extends back 300 feet, more of less, on the westerly line and 294.5 feet on the easterly line, to a dead line in the rear on which it measures 22.0 feet.

Being the same property conveyed to Oak Home Offers, LLC, A Tennessee Limited Liability Company by Warranty Deed from Robert Osborn Mallernee, III, Married of record in Instrument No. 20250721-0057433 Register's Office for Davidson County, Tennessee, dated July 18, 2025 and recorded on July 21, 2025.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 843, Page 61, Register's Office for Davidson County, Tennessee.
- Ingress and Egress Easement of record in Instrument No. 20030317-0034962, Register's Office for Davidson County, Tennessee.
- Deed and Easement to Metropolitan Government to Nashville and Davidson County of record in Instrument No. 20050413-0041062, Register's Office for Davidson County, Tennessee.
- Dedication of Sidewalk Easement and Right of Way of record in Instrument No. 20220127-0009868, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **149 Gordon Terrace, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand(s) this the 30th DAY OF JANUARY, 2026.

Oak Home Offers, LLC

BY: _____

Nathan 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 30th of January, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I Adde Dilworth, 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 **January 30, 2026**.

Date

Affiant Signature — **02/02/2026** Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this **2nd** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY