WARRANTY DEED

T-KRD-26-7457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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)
Bansa Vetvong and Uyen Nha Tran	**New Owner**	
(NAME)	(NAME)	**114-00-0-109.00**
1401 W Running Brook Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **ALAN D. OAKLEY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BANSA VETVONG AND UYEN NHA TRAN, HUSBAND AND WIFE,** 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, on the Southeast side of the New Charlotte Pike, and more particularly described according to a survey by Phillip E. Holmes., RLS No. 1728, dated October 15, 1998, and described as follows:

Beginning at a concrete Tennessee Department of Transportation monument on the Easterly margin of Charlotte Pike and the Northerly margin of the State right-of-way; said point being the Southwesterly corner of the Martin Property, as of record in Book 7147, page 583, Register's Office for Davidson County Tennessee and being more particularly described as follows:

Thence North 47 degrees 41 minutes 01 seconds East 444.11 feet to a point; thence South 08 degrees 34 minutes 29 seconds East 247.73 feet to a point; Thence South 86 degrees 54 minutes 42 seconds West 138.96 feet to appoint; Thence North 66 degrees 08 minutes 42 seconds West 129.13 feet to the point of beginning; Containing 34,697,712 Square Feet or 0.797 Acres, more or less.

Being the same property conveyed to Alan D. Oakley by Quitclaim deed from The Estate of William Daniel Oakley of record in Instrument No. 20170112-0003681 Register's Office for Davidson County, Tennessee, dated January 09, 2017 and recorded on January 12, 2017.

This Instrument was executed on behalf of Alan D. Oakley, by Dorothy Oakley Turner pursuant to the Power of Attorney executed by Alan D. Oakley on August 6, 2015, of record in Instrument 20150811-0080395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and thereafter, not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1385273 DEEDWARR
02/25/2026 02:35:40 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20260225-0015074

This is **unimproved** property known as: **7457 Charlotte Pike, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 20th DAY OF FEBRUARY, 2026.

Alan D. Oakley by Dorothy Oakley Turner

Alan D. Oakley by Dorothy Oakley Turner, Attorney In Fact

by Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Oakley Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ALAN D. OAKLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said ALAN D. OAKLEY.

Witness my hand and official seal, this the 20th of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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