WARRANTY DEED

Karen Johnson
Batch # 1387180
03/02/2026 03:27:57 PM
Fees: $18.00 Taxes: $1,110.00
20260302-0016298

Davidson County
DEEDWARR
3 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires on 03/16/2026

W-OHO-26-2881

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-10-26

(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)
Oak Home Offers, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**096-13-0-125.00**
1011B Montrose Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JOHNNY RANDEL, TRUSTEE OF THE RANDEL FAMILY TRUST DATED JUNE 28, 2013,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 1, on the Plan of Resubdivision Lot No. 20, Happy Acres, as shown on plat of record in Plat Book 5190, Page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny Randel and Mary Randel, Trustees of Randel Family Trust dated June 28, 2013 by Warranty Deed from Jason Workman, an unmarried man of record in Instrument No. 20241101-0085076 Register's Office for Davidson County, Tennessee, dated October 30, 2024 and recorded on November 01, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5190, Page 719 and Plat Book 2331, page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2447, Page 557, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water mains to the City of Nashville of record in Book 2442, Page 607, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number 20040917-0111963, in the 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: **2881 Lyncrest Dr, Nashville, Tennessee 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 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 23rd DAY OF FEBRUARY, 2026.

The Randel Family Trust dated June 28, 2013

BY: Johnny Randel

Johnny Randel
Trustee

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHNNY RANDEL, TRUSTEE of THE RANDEL FAMILY TRUST DATED JUNE 28, 2013, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of February, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 2/23/26.

Date

Affiant Signature

2/26/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of February, 20 26.

Notary's Signature

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

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)