2026-1940-TN

WARRANTY DEED

Karen Johnson
Batch # 1391352
03/10/2026 03:28:39 PM
Fees: $13.00 Taxes: $795.50

20260310-0019216

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$215,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of MARCH, 20 26

Notary Public
My Commission expires: 2027-05-30
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Oak Home Offers, LLC	Oak Home Offers, LLC	091-08-0-072
1011B Montrose Ave	1011B Montrose Ave	
Nashville, TN 37204	Nashville, TN 37204	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Raymond Stanley Kinslow, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oak Home Offers, LLC, a Tennessee Limited Liability Company**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of L.H. Davis Subdivision of Lot 41 on the Plan of Clifton, as of record in Book 57, Page 100, Register's Office for said County. Said Lot No. 56 fronts 50 feet on the easterly side of 43" Avenue North and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Raymond Stanley Kinslow, Jr., by Warranty Deed dated June 14, 2007, from Geraldine N. Riley, of record in Instrument Number 20070618-0072349, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 57, Page 100, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **1036 43rd Avenue North, Nashville, TN 37209.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 6th day of March, 2026.

Raymond Stanley Kinslow, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Raymond Stanley Kinslow, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 6th day of March, 2026.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RH-26-1036