Karen Johnson Davidson County
Batch# 1397632 DEEDWARR
03/26/2026 10:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,655.57
20260326-0024003

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,450.00.

Brenda Norton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2026.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: 6-29-27
(AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

W-OHO-26-2129-3

**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) |
|---|---|---|
| **John Francis Cunningham and Jill Marie Cunningham** | | |
| (NAME) | (NAME) | **104-11-2C-003.00-CO** |
| **2129 Acklen Avenue #3** | SAME AS OWNER | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (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 **JOHN FRANCIS CUNNINGHAM AND JILL MARIE CUNNINGHAM, 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:

Being unit no 3 on the Plan of Acklen Square Townhomes, A Horizontal Property Regime with Private Elements of Record in Exhibit "B" In the Declaration of Covenants. Conditions and Restrictions for Acklen Square Townhomes, A Horizontal Property Regime with Private elements, at Instrument No 20241025-0083148, 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 Oak Home Offers LLC, A Tennessee Limited Liability Company by Warranty Deed from Harris Homes Holdings, LLC, A Tennessee Limited Liability Company and W A Investment Ventures, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20251117-0091487 Register's Office for Davidson County, Tennessee, dated November 13, 2025 and recorded on November 17, 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 57, Page 149, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20241025-0083148, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants running with the land of the Nashville Housing Authority in the University Center Urban Renewal Area - One of record in Book 4626, Page 719, in the Register's Office for Davidson County, Tennessee.
- Restrictions running with the University Center Urban Renewal Area - One of record in Book 10737, Page 558, 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: **2129 Acklen Avenue #3, Nashville, Tennessee 37212**.

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 18th DAY OF MARCH, 2026.

Oak Home Offers, LLC

BY:_____
Matthew Geis
Member

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, MATTHEW 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 18th of March, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

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 18th of March, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

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

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**03/19/2026**_____ (**date of document**).

_____
**Affiant Signature**

_____**03/19/2026**_____
_ **Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this
**19th** day of
**March, 2026**

_____
**Notary's Signature**
**My Commission Expires:**_____

