Karen Johnson Davidson County
Batch# 1399066 DEEDWARR
03/30/2026 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20260330-0025145

WARRANTY DEED

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-OHO-26-235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Candice Cope
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(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)
Candice Cope	CMG Mortgage	
(NAME)	(NAME)	
235 Graeme Drive	P.O. Box 660714	**095-02-0-050.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75266-0714	
(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 **CANDICE COPE, 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 Lot No. 154, on the Plan of Donelson Hills, as of record in Book 2331, Page 22 and 23, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Lot No. 154 fronts 72 feet on the easterly side of Graeme Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee Limited Liability Company by Warranty Deed from Robert Rhea Hoback, a single man and Rebecca Sue Eddie, an unmarried woman of record in Instrument No. 20251124-0093767 Register's Office for Davidson County, Tennessee, dated November 20, 2025 and recorded on November 24, 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 2331, Page 22-23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2396, Page 365, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains in Book 2450, Page 638, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **235 Graeme Drive, 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 MARCH, 2026.

Oak Home Offers, LLC

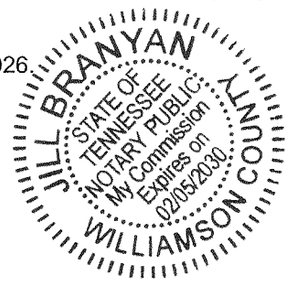
BY: _____
Matthew Geis
Member

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 23rd of March, 2026.



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

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 23rd of March, 2026.



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

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

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 3/27/2026.

Affiant
Date: 3/27/2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK