WARRANTY DEED

Karen Johnson Davidson County
Batch# 1407770 DEEDWARR
04/17/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260417-0031782

W-WWH-26-2408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 2-21-28

(AFFIX SEAL)

ASHLEY M. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)
Lily Sophia Vickers and Bailey Michael Vickers	Barrett Financial Group, LLC	
(NAME) **2408 Ridgeland Drive**	(NAME) 2701 East Insight Way	**073-12-0-025.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Suite 150 Chandler, AZ 85286	
(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 **LILY SOPHIA VICKERS AND BAILEY MICHAEL VICKERS, WIFE AND HUSBAND,** 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 241, Sunset View, Section Two, as shown on plat of record in Plat Book 2663, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Foster Family Rentals, GP by Warranty Deed from Kerry D. Fuqua, Burton L. Fuqua and Troy C. Fuqua, dated December 11, 2014 and recorded December 17, 2014 in Instrument No. 20141217-0115429, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee Limited Liability Company by Warranty Deed from Foster Family Rentals, GP, a Tennessee General Partnership of record in Instrument No. 20251106-0088390 Register's Office for Davidson County, Tennessee, dated October 31, 2025 and recorded on November 06, 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 2663, Page 52, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2492, Page 307, Book 2752, Page 394, and Book 2492, Page 631, 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: **2408 Ridgeland 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 17th DAY OF APRIL, 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 17th of April, 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 17th of April, 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

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, 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 4/17, 2026.

Affiant
Date: April 17 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

