Karen Johnson Davidson County
Batch# 1411836 DEEDWARR
04/27/2026 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20260427-0036441

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-39283-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of APRIL, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard G. Oakley, Jr. and Theresa A. Oakley 1001 Commodore Pl. Mt Juliet, TN 37122	Same address as new owner	064-16-0E-093-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($315,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THE ESTATE OF KAYE COZART BY CATHERINE ANN COZART SALCEDO, AS EXECUTIRX AND INDIVIDUALLY AND CANDACE LEE COZART DAVIS, INDIVIDUALLY,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD G. OAKLEY, JR. AND THERESA A. OAKLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, Being all of Unit 93, in Building 25, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 200610250132473 and amended in Inst No. 200611060137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaye L. Cozart, unmarried, by Warranty Deed from Phillips Builders, LLC, dated April 28, 2008, and recorded April 30, 2008, in Instrument No. 20080430-0043977, said Register's Office. Being the same property devised to Catherine Ann Cozart Salcedo and Candace Lee Cozart Davis by the Last Will and Testament of Kaye Lee Cozart filed as Docket No. 25P1902, in the Circuit Court of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 310 Griffin Place, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24 day of April, 2026

GRANTOR(S)

Catherine Ann Cozart Salcedo, Executrix
Catherine Ann Cozart Salcedo, Executrix

Catherine Ann Cozart Salcedo, Individually
Catherine Ann Cozart Salcedo, Individually

STATE OF Virginia
COUNTY OF Fairfax

Personally appeared before me, a Notary Public, Catherine Ann Cozart Salcedo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of APRIL, 2026

Notary Public

Jee Yong Lee
Printed Notary Name

My commission expires: 07/31/2026

JEE YONG LEE
NOTARY PUBLIC
REGISTRATION # 7321460
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2026

GRANTOR(S)

Candace Lee Cozart Davis

Candace Lee Cozart Davis

STATE OF FLORIDA
COUNTY OF OKALOOSA

Personally appeared before me, a Notary Public, Candace Lee Cozart Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of APRIL, 2026

Notary Public

ADRIAN WINSTEAD
Printed Notary Name

My commission expires: MAY 11, 2027

ON 04/24/2026
Adrian Winstead
Notary Public
State of Florida
My Commission Expires 05/11/2027
Commission No. HH 366892

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 24, 2026 (date of document).

Jennifer Pennell

April 27, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 27, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal