2026-1977-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1427626 DEEDWARR
06/03/2026 12:38:03 PM 2 pgs
Fees: $13.00 Taxes: $799.20
20260603-0050126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$216,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of June, 2026.

Notary Public
My Commission expires: 6-8-27
(Affix Seal)

LOGAN BELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF CHEATHAM

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:
Oikos Capital, LLC	SAME AS NEW OWNER	059-11-0-092
8920 Cedar Grove Rd		
Cross Plains, TN 37049		

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, **Larry D. Brown and Janice D. Brown, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Oikos Capital, LLC, a Limited Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following described property located in the Twelfth (12th) District of Davidson County, Tennessee, to-wit:

Lot 463, Section lll, Hayes Manor Subdivision, as shown on Plat of record in Plat Book 4175, Page 11, in the Register's Office for Davidson county, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot fronts 69 feet on the Northwesterly side of Augusta Drive and extends back 142.4 feet on the southwesterly line and 157.4 feet on the northeasterly line on a deadline in the rear which measures 70.6 feet.

Being the same property conveyed to Larry D. Brown and Janice D. Brown, husband and wife, by Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated October 25, 2010 and recorded October 29, 2010 at Instrument Number 20101029-0086572 in the 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 4175, Page 11, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **3865 Augusta Drive, Nashville, TN 37207.**

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 they are lawfully seized in fee of the afore described real estate; that they have 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 29th day of May, 2026.

Larry D. Brown

Larry D. Brown

Janice D Brown

Janice D. Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry D. Brown and Janice D. Brown,** 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 29th day of May, 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 #: LL-TPH-26-3665