Karen Johnson Davidson County
Batch # 1432767 DEEDWARRSP
06/11/2026 01:27:05 PM 4 pgs
Fees: $23.00 Taxes: $1,280.20
20260611-0053111

Return to and

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $346,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June, 2026.

Notary Public
My commission expires: 7-3-28

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

Address of New Owner:	Send Tax Bills to:	Tax Information
Oak Home Offers, LLC	New Owner	072 09 0 328.00
1011 B Montrose Ave Nashville, TN 37204		

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan Spencer Friedman and Larry Stephen Friedman, as the sole heirs at law of the Estate of Jack Howard Friedman, deceased, and Regions Bank, an Alabama corporation as Successor Administrator of the Estate of Jack Howard Friedman, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Oak Home Offers, LLC,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the Lot No. 90 on the Plan of IRVINGTON, of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

Being the same property conveyed to Jack Friedman, by Warranty Deed from James Lawrence and Reba R. Lawrence, of record in Book 11579, Page 459, in the Register's Office of Davidson County, Tennessee, dated July 15, 1999, and recorded on July 20, 1999. Jack Freidman also known as Jack Howard Friedman died intestate on June 27, 2025, leaving Alan Spencer Friedman and Larry Stephen Friedman as his only heirs-at-law, as shown in Docket No. 25P1570 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

This property is improved property known as 906 Carolyn Avenue, Nashville, TN 37216.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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 but such covenants exist only to the extent of any claims arising by, through, or under the Grantors. Grantors hereby covenant with Grantee that Grantors will forever defend Grantee against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

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 hand this 10 day of June, 2026.

Regions Bank, an Alabama state banking corporation,
As Successor Administrator of the Estate of Jack Howard Friedman

By: Peggy Owen
Peggy Owen, Assistant Vice President

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Peggy Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of Regions Bank, an Alabama banking corporation, and, as such officer, is duly authorized to execute this instrument on behalf of Regions Bank, solely in its capacity as the Successor Administrator of the Estate of Jack Howard Friedman, deceased.

Witness my hand and seal this 10 day of June, 2026.

Notary Public
My commission expires: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Estate of Jack Howard Friedman

By: Alan Spencer Friedman
Alan Spencer Friedman

Acknowledgment

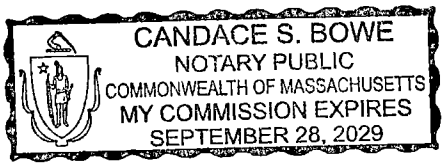
STATE OF Massachusetts

COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan Spencer Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2026.

Candace S Bowe
Notary Public
Commission expiration date: September 28, 2029
(Affix Seal)



Estate of Jack Howard Friedman

By: _____
Larry Stephen Friedman

Acknowledgment

STATE OF Arizona

COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Stephen Friedman, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 5th day of June, 2026.

_____
Notary Public
Commission expiration date: 01-24-2027
(Affix Seal)

KIMBERLY WATKINSON
Notary Public - Arizona
Pima County
Commission # 643005
My Comm. Expires Jan 24, 2027