Karen Johnson Davidson County
Batch# 1437652 DEEDWARR
06/24/2026 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $987.90
20260624-0057060

Name and Address of New Owner:
Oak Home Offers, LLC
1011B Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
Oak Home Offers, LLC
1011B Montrose Avenue
Nashville, TN 37204

This Instrument Prepared By:
Becky A Mead
1 Source Title and Escrow, LLC
147 Veterans Parkway, Suite 5
Murfreesboro, TN 37128

Map & Parcel No: 061-15-0-156.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony & Zack Homebuyers LLC, a New York Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oak Home Offers, LLC, a Tennessee Limited Liability Company, as joint tenants,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 32 of Block "B" on the Map of the Subdivision of Sunnymeade, Unit No. 2, the resubdivision of Sunnymeade, Unit No. 1, as of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the Northerly side of Sunnymeade Drive (formerly Golf Club Drive) and runs back between parallel lines, 140 feet to a dead line measuring 60 feet thereon.

Being the same property conveyed to Anthony & Zack Homebuyers, LLC, a New York Limited Liability Company from Kenneth G. Lott and wife, Emma M. Lott of record in Doc # 20260623-0056766, Register's Office for Davidson County, Tennessee, dated June 22, 2026 and recorded on June 23, 2026.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2026.

Anthony & Zack Homebuyers LLC, a New York Limited Liability Company

By: _____ (SEAL)
Anthony Chamale, CEO

Commonwealth of Virginia
County of Hanover

Before me, Andrew Ray Yon of the state and county mentioned, personally appeared Anthony Chamale, CEO of Anthony & Zack Homebuyers LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO of Anthony & Zack Homebuyers LLC, the within named bargainor, a Limited Liability Company, and that such Anthony Chamale, CEO of Anthony & Zack Homebuyers LLC as such CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as CEO.

Witness my hand and seal, at office in Hanover, VA, this 22nd day of June, 2026.

_____
Notary Signature

Printed Name: Andrew Ray Yon

My commission expires: 08/31/2026

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Andrew Ray Yon
REGISTRATION NUMBER
775934
COMMISSION EXPIRES
August 31, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $267,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

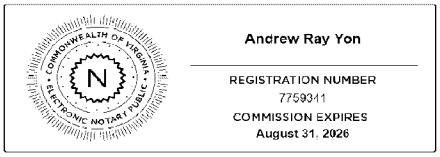
Anthony & Zack Homebuyers LLC, a New York Limited Liability Company

By:_____
Anthony Chamale, CEO

Commonwealth of Virginia
County of Hanover

Sworn to and subscribed before me this 22nd day of June, 2026.

_____
Notary Signature
My commission expires: 08/31/2026



Notarized by USA Notary Services LLC using online audio/video communication

Tennessee Certification of Electronic Document

I, Vianka Bustos, 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 June 22, 2026 (date of document).

June 22, 2026

Date

State of TENNESSEE

County of ~~Johnson~~ Rutherford

Sworn to and subscribed before me this 22nd day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 02/18/2029

NOTARY'S SEAL

