Karen Johnson Davidson County
Batch# 1438335 DEEDWARR
06/25/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260625-0057686

WARRANTY DEED

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

File No. AR-26-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O'Kane and Pamela O'Kane	Same As New Owner	
(NAME)	(NAME)	
1123 North 6th Street		071-16-0-215.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Twenty LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James O'Kane and Pamela O'Kane, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Southerly 22.0 feet of Lot No. 161 and the Northerly 23.0 feet of Lot No. 160 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Urban Housing Solutions, Inc by Warranty Deed from Renasant Bank of record in Instrument No. 20101018-0083183 Register's Office for Davidson County, Tennessee, dated October 11, 2010 and recorded on October 18, 2010.

Being the same property conveyed to Twenty, LLC, a Tennessee Limited Liability Company by Warranty Deed from Urban Housing Solutions, Inc, a Tennessee Non-Profit Corporation of record in Instrument No. 20250918-0074742 Register's Office for Davidson County, Tennessee, dated September 15, 2025 and recorded on September 18, 2025.

This is property more commonly known as 1123 North 6th Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 25th day of June, 2026.

Twenty LLC, a Tennessee Limited Liability Company

By:_____
Marian Andreescu, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

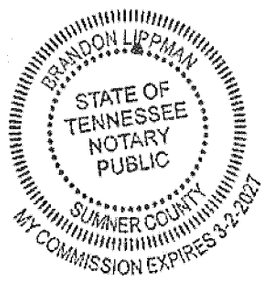
Before me, a NOTARY PUBLIC of the state and county mentioned, personally appeared Marian Andreescu, Sole Member of Twenty LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Twenty LLC, the within named bargainor, a Limited Liability Company, and that such Marian Andreescu, Sole Member of Twenty LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 25th day of June, 2026.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3.2.27



Certificate of Authenticity

I, Christian Reynolds, 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 25, 2026.

Date

Affiant Signature

June 25, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of June, 2026.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)