WARRANTY DEED

Karen Johnson Davidson County
Batch # 1448099 DEEDWARR
07/16/2026 03:04:54 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20260716-0064659

W-OHO-26-3129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oak Home Offers, LLC	**SAME AS NEW OWNER**	
(NAME) **1011B Montrose Ave**	(NAME)	**108-08-0-005.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOEL W. STICKROD, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Section Two, Larchwood, of record in Book 5200, Page 207 and 208, said Register's Office.

Said Lot No. 161 fronts 85.20 feet on the westerly margin of Noble Valley Drive and extends back 162.12 feet on the northerly line and 158.21 feet on the southerly line to a dead line in the rear, measuring 76.76 feet thereon.

Being the same property conveyed to Joel W. Stickrod, an unmarried person by Warranty Deed from David P. Leach and wife, Laura Durham Leach of record in Instrument No. 20100302-0016005 Register's Office for Davidson County, Tennessee, dated February 24, 2010 and recorded on March 02, 2010.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 207 and 208, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, amended in Book 5688, Page 696, revised in Book 6011, Page 130 and Book 5158, Page 918, in the Register's Office for Davidson County, Tennessee.
- Agreement for Restrictive Covenants Larchwood Residential Planned Unit Development of record in Book 5773, Page 797, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement in favor of Metropolitan Government of Nashville and Davidson county, Tennessee of record in Book 4868, Page 616, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 5569, Page 99, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3129 Noble Valley Dr, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 13th DAY OF JULY, 2026.

Joel W. Stickrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of July, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212