Karen Johnson
Batch # 1460179
08/18/2026 10:30:28 AM
Fees: $13.00 Taxes: $703.00
Davidson County
DEEDWARR
2 pgs
20260818-0076745

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY., STE. 1560
MURFREESBORO, TN 37129
VT260800052

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oak Home Offers, LLC **1011B Montrose Ave.** **Nashville, TN 37204**	**SAME**	**107-04-0-007.00**

FOR AND IN 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, WE,

Somphanh Steelman, Trustee of the Phenvongsa Family Trust dated November 5, 2024

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oak Home Offers, LLC, A Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 13 on the Plan of Larkwood, of record in Book 2900, Page 144, in the Register's Office for said County, described as follows:

BEGINNING at a point in the Northwesterly margin of Lockwood Drive, common corner of Lot Nos. 13 and 14; thence with the line between said two lots Northwesterly 184.87 feet to a point; thence Northeasterly 74.59 feet to a point in the Southerly margin of Shacklett Drive; thence with said margin of said drive Easterly 165.51 feet to a point; thence around a curve Southeasterly 39.27 feet to a point in the Northwesterly margin of Lockwood Drive; thence with the margin of said drive Southwesterly 86.4 feet to the point of beginning.

BEING the same property conveyed to Somphanh Steelman, Trustee of the Phenvongsa Family Trust dated November 5, 2024 by Quitclaim Deed from Boualam Phenvongsa and wife, Bountham Phenvongsa, dated 11/5/2024 and recorded 11/6/2024 in Instrument No. 20241106-0086434; and the same property previously conveyed to Bountham Phenvongsa and Boualam Phenvongsa, wife and husband, by Warranty Deed from Doug Brooks, married, dated 5/31/2018 and recorded 6/1/2018 in Instrument No. 20180601-0052337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **550 Lockwood Drive, Nashville, TN 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 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 our hands this 17th day of August, 2026.

Phenvongsa Family Trust dated November 5, 2024

BY: Somphanh Steelman
Somphanh Steelman, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Somphanh Steelman with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Trustee of Phenvongsa Family Trust dated November 5, 2024 the within named bargainor, and corporation, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Somphanh Steelman as such Trustee.

Witness my hand and official seal at office at Franklin, Tennessee on this the 17th day of August, 2026.

Commission Expires:_____

Gail C Knight
Notary Public

