WARRANTY DEED

Karen Johnson Davidson County
Batch# 1463129 DEEDWARR
08/25/2026 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260825-0078671

File #26-TC-0217-B

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edith Marlen Del Valle Morales and Jesley E Martinez Del Valle	**All Credit Considered Mortgage, Inc.**	
(NAME)	(NAME)	**032 09 0B 036.00**
217 Indian Summer Court	**1801 Research Boulevard, Ste 410**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Rockville, MD 20850**	
(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,

JEFFREY ZACHARY OAKLAND AND SARAH D. OAKLAND, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EDITH MARLEN DEL VALLE MORALES, AN UNMARRIED WOMAN, AND JESLEY E MARTINEZ DEL VALLE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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. 51 on the Plan of SUBDIVISION OF QUAIL RIDGE, PHASE THREE, SECTION SEVEN of record in Plat at Instrument No. 20070418-0046363, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Zachary Oakland and Sarah D. Oakland, husband and wife, by Warranty Deed from Allison Patton, unmarried, of record in Instrument No. 20220525-0060900, in the Register's Office of Davidson County, Tennessee, dated May 20, 2022 and recorded on May 25, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF QUAIL RIDGE PHASE THREE - SECTION SEVEN, as recorded in Instrument No. 20070418-0046363.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6969, Page 70; Book 8163, Page 781; Book 10831, Page 201; Book 11688, Page 872 and Instrument No. 20050920-0113100.
* Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20040902-0106431.
* Charter for Quail Ridge - Section 7 Property Owners' Association, Inc. recorded as Instrument No. 20050920-0113101.
* By Laws for Quail Ridge - Section 7 Property Owners Association, Inc. recorded as Instrument No. 20050920-0113102.
* Common Open Space Deed recorded as Instrument No. 20070514-0057000.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **217 Indian Summer Court, Nashville, TN 37207**.

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 17th~~ 14 day of August, 2026.

Jeffrey Zachary Oakland

Sarah D. Oakland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~17th~~ 14 day of August, 2026, before me personally appeared Jeffrey Zachary Oakland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~17th~~ 14 day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~17th~~ 14 day of August, 2026, before me personally appeared Sarah D. Oakland, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~17th~~ 14 day of August, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of August, 2026.

Affiant Signature

Date 8-14-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

