Karen Johnson Davidson County
Batch# 1467594 DEEDWARR
09/03/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260903-0081538

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (355,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
OAK HARBOR HOLDINGS LLC (NAME)	**NEW OWNER** (NAME)	**081 03 0B 002.00**
1400 WALSH STREET NASHVILLE, TN 37208 (ADDRESS)	**3655 BROTHERTON ROAD CINCINNATI, OH 45209** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of August, 2026, the undersigned, **ANDREW STALLMER AND LILLY STALLMER, HUSBAND AND WIFE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **OAK HARBOR HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1400 Walsh Street, Nashville, TN 37208** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit B as shown on Exhibit "A" to the Master Deed establishing a horizontal property regime of 1402 Walsh Street Townhomes of record in Inst. No. 20070910-0108400, amended in Inst. No. 20200408-0037158 and 20210202-0015009, said Register's Office, to which Plan reference is made for a more complete description.
>
> Being the same property conveyed to Andrew Stallmer and Lilly Stallmer, husband and wife, by Warranty Deed from Michael John A. King, unmarried, of record as Instrument No. 20210302-0026542, in the Register's Office of Davidson County, Tennessee, dated February 26, 2021 and recorded on March 02, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of August, 2026.

GRANTOR: ANDREW STALLMER

STATE OF Michigan)
COUNTY OF Kent)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ANDREW STALLMER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of August, 2026.

Notary Public

My Commission Expires May 16th 2029

KAREN MEYERS
Notary Public - State of Michigan
County of Kent
My Commission Expires May 16, 2029
Acting in the County of Kent

GRANTOR: LILLY STALLMER

STATE OF Michigan)
COUNTY OF Kent)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LILLY STALLMER**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of August, 2026.

Notary Public

My Commission Expires May 16th 2029

KAREN MEYERS
Notary Public - State of Michigan
County of Kent
My Commission Expires May 16, 2029
Acting in the County of Kent

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 August 28, 2026

Affiant Signature

August 28, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28 day of August, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY