Name and Address of New Owner:
Oak Home Offers, LLC
1011B Montrose Avenue
Nashville, TN 37204

Send Tax Bills To:
Oak Home Offers, LLC
1011B Montrose Avenue
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1471475 DEEDWARR
09/10/2026 11:22:30 AM 7 pgs
Fees: $38.00 Taxes: $1,090.76
20260910-0084023

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 072 11 0 036.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mattie Perryman, Catrena Shaw Thomas, Michael Shaw, Oscar Nathaniel Shaw, Valerie Shaw, Antonio Shaw, and Brandon Glimps**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Oak Home Offers, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 5 on the Map of GLENMEADE SUBDIVISION, as of record in Book 974, Page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the westerly side of Glenmeade Drive and runs back 152.3 feet on the northerly line and 155.8 on the southerly line, to a dead line in the rear, measuring 50.1 feet thereon.

Being the same property conveyed to George D. Shaw and wife, Maggie Shaw, by Warranty Deed from Anne E. Baggett and husband, S. A. Baggett, of record in Book 3405, Page 285, in the Register's Office of Davidson County, Tennessee, dated July 17, 1962, and recorded on July 19, 1962. George Shaw died on or around September 25, 1995, intestate. Maggie Shaw died on or around February 10, 1996, testate. See Case No. 96P-355 Probate Case for Davidson County, Tennessee. Margaret Rose Shaw died on or around November 15, 2025, intestate, leaving the following heirs: Betty Jones (1/3 interest), Mattie Perryman (1/3 interest), Valerie Shaw (1/15 interest), Salma Denise Shaw (1/15 interest) Oscar Nathaniel Shaw (1/15 interest), Michael Shaw (1/15 interest) and Catrena Shaw Thomas (1/15 interest). Salma Denise Shaw died, leaving Antonio Shaw (1/30 interest) and Brandon Glimps (1/30 interest) as her only heirs. See Affidavit of Heirship of record in Instrument No. 20260706-0060278, said Register's Office.

Betty Jones further conveyed her interest by Quitclaim Deed to Mattie Perryman of record in Instrument Number 20260706-0060279, recorded on July 6, 2026, Said Register's Office.

Being the same property conveyed to Mattie Perryman, by Quit Claim Deed from Betty Jones undivided 1/3 interest, of record in Instrument No.20260706-0060279, in the Register's Office of Davidson County, Tennessee, dated June 30, 2026, and recorded on July 06, 2026.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of September, 2026.

(SEAL)
Mattie Perryman

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Mattie Perryman, 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 4th day of September, 2026.

Notary Signature
My commission expires: 4/2/28

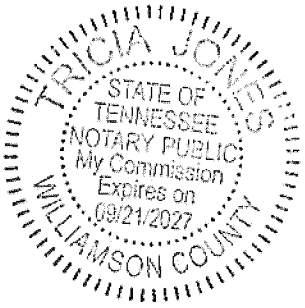
SERGIO ESTRADA NOTARY PUBLIC STATE OF TEXAS ID 134832859 EXP. 04-02-2028

Catrena Shaw Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Catrena Shaw Thomas, 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 4th day of September, 2026.



Notary Signature
My commission expires: 9-21-27

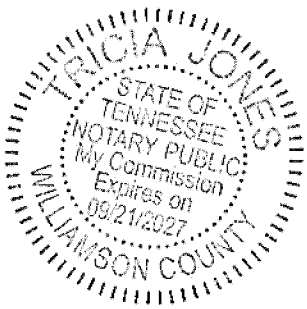
Michael Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Michael Shaw, 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 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27



Oscar Nathaniel Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Oscar Nathaniel Shaw, 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 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

Valerie Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Valerie Shaw, 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 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

Robert antonio Shaw

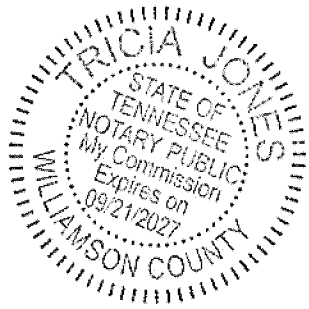
ROBERT Antonio Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Antonio Shaw 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 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27



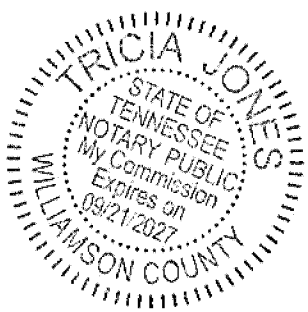
Brandon Glimps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2026, before me personally appeared Brandon Glimps, 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 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$330,000.00,~~ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

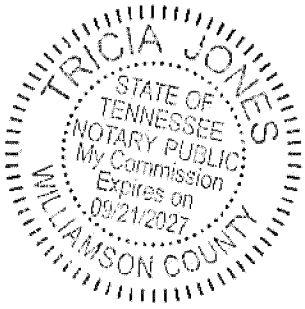
$294,800.00 BB

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 4th day of September, 2026.

Notary Signature
My commission expires: 9-21-27



Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 09-04-2026 (date of document).

Jami K Averwater

Affiant Signature

09-04-2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of September, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

