Karen Johnson Davidson County
Batch# 1472163 DEEDWARR
09/14/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260914-0084878

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Kirsten Vorder
Affiant

Subscribed and sworn to before me, this 26th day of August, 2026.

Notary Public
My commission expires: 1/22/30

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4068 Rural Plains Cir., Ste 150
Franklin, TN 37064

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
OMR Development LLC		**147160A03400CO**
6401 Paddington Way		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Urushla Lapriesta Atkins, Johnathan Jerel Atkins, Nicholas Khalil Atkins, Joshua Jamal Atkins and Kiara Marie Atkins-Ukeje

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

OMR Development 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. 68, Plan of Chateau Valley, Phase III, of record in Instrument No. 20001103-0109136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Cherritta Atkins, by Deed form Cumberland Builders, Inc, dated August 11, 2003, of record in Instrument No. 2003821-0121391, in the Register's Office for Davidson County, Tennessee. Cherritta Atkins died intestate on March 3, 2016, leaving Chibuike O. Ukeje, Johnathan Jerel Atkins, Nicholas Khalil, Atkins, Joshua Jamal Atkins, and Kiara Marie Atkins-Ukeje as her heirs: reference made to Affidavit of Heirship of record in Instrument No. 202609140084877_, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated March 11, 2016, of record in Instrument No. 20160316-0024759, said Register's Office, Chibuike O Ukeje conveyed his interest in subject property to Urushla Lapriesta Atkins.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2820 Stokers Lane, 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 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 in 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.

Urushla Lapriesta Atkins Date: 8-21-24
Urushla Lapriesta Atkins

Johnathan Jerel Atkins Date: 8-21-24
Johnathan Jerel Atkins

Nicholas Khalil Atkins Date: 8-21-24
Nicholas Khalil Atkins

Joshua Jamal Atkins Date: 8-21-24
Joshua Jamal Atkins

Kiara Marie Atkins-Ukeje Date: 8-21-24
Kiara Marie Atkins-Ukeje

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Urushla Lapriesta Atkins, Johnathan Jerel Atkins, Nicholas Khalil Atkins, Joshua Jamal Atkins and Kiara Marie Atkins-Ukeje, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August 2024.

NOTARY PUBLIC

My Commission Expires: 5-8-2029

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

I, Kirsten Virden, 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 08/26/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/26/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM