WARRANTY DEED

Karen Johnson
Batch # 1473436
09/15/2026 02:45:50 PM
Fees: $13.00 Taxes: $1,812.63

Davidson County
DEEDWARR
2 pgs

20260915-0085733

W-OHO-26-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandra Chase	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
407 Jackson Blvd		**103-02-0-096.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA CHASE, A MARRIED WOMAN,** 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:

The following described real property located in Davidson County, Tennessee, and more fully described as follows:

Commencing at the intersection of the Southerly right of way (25 foot R.O.W.) of Maudina Avenue and the Westerly right of way (25 foot R.O.W.) of Oceola Avenue, thence with said right of way of Oceola Avenue, South 06 degrees 09 minutes 24 seconds East, 123.27 feet to a point in the center of a natural drain at the Southeasterly corner of P. Pallapothus as recorded in Deed Book 6452, Page 491, Register's Office of Davidson County, Tennessee, said point being that point of beginning of herein described parcel; thence continuing with said right of way, South 06 degrees 09 minutes 24 seconds East, 75.40 feet to an iron pin found at the Northeasterly corner of Shelby Propst as recorded in Deed Book 9648, Page 967, Register's Office of Davidson County, Tennessee; thence with the Northerly line of Propst, South 80 degrees 30 minutes 50 seconds West, 74.38 feet to an iron pin found at the Southeasterly corner of Betty White as recorded in Deed Book 8463, Page 152, R.O.D.C.; thence with White, North 08 degrees 23 minutes 37 seconds West, 40.70 feet to a point in the centerline of said drain at the Southwesterly corner of said Pallapothu; thence with Pallapothu's Southerly line and said drain, North 56 degrees 35 minutes 54 seconds East, 85.31 feet to the point of beginning. Containing 0.10 acres, more or less, as surveyed by Arrowhead Survey on February 7, 2001.

Being the same property conveyed to Oak Home Offers, LLC, a Tennessee limited liability Company by Warranty Deed from Schlosser Koho Living Trust u/a/d January 29, 2025 of record in Instrument No. 20260727-0068221 Register's Office for Davidson County, Tennessee, dated July 22, 2026 and recorded on July 27, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters as shown on survey prepared by Arrowhead Survey, dated February 7, 2001.
- All matters as shown on plan of record in Deed Book 161, Page 164, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Oceola Ave, Nashville, Tennessee 37209**.

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 10th DAY OF SEPTEMBER, 2026.

Oak Home Offers, LLC

BY:_____
Matthew Geis
Member

BY:_____
Nathan Geis
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/12/2030
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN GEIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of OAK HOME OFFERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of September, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/12/2030
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212