WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30 (AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

Karen Johnson
Batch # 1478952
09/30/2026 04:00:07 PM
Fees: $13.00 Taxes: $1,110.00

20260930-0090335

Davidson County
DEEDWARR
2 pgs

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)
Oak Home Offers, LLC	**SAME AS NEW OWNER**	
(NAME) **1011B Montrose Ave**	(NAME)	**072-16-0-039.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **PHILLIP W. HOLLINGSWORTH, JR. AND JERRY HOLLINGSWORTH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OAK HOME OFFERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 1 on the Plan of Burchwood Gardens, Section I, of record in Book 2900, Page 16, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Porter Road, the common corner of Lots 1 and 2; thence with the line between said lots, Northwardly 157.65 feet to a point; thence Westwardly 150 feet to a point in the Easterly margin of Stratford Avenue: thence with the margin of same, Southwardly 123.72 feet to a point, the beginning of a curve; thence around said curve with a radius of 24.9 feet, Southeastwardly 39.21 feet to a point in the Northerly margin of said Porter Road; thence with the margin of the same, Westwardly 125.78 feet to the beginning.

Being the same property conveyed to Phillip W. Hollingsworth, Sr., and wife, Willie Hollingsworth, by Warranty Deed from George W. Allen and wife, Clara L. Allen, dated June 6, 1978, and recorded June 12, 1978, of record in Book 5296, Page 982, Register's Office for Davidson County, Tennessee.

The said Phillip W. Hollingsworth, Sr., having since died on October 31, 2016, his interest in the property vested at his death in Willie Hollingsworth as the surviving tenant by the entirety.

The said Willie Hollingsworth having since died on November 19, 2021, her interest in the property vested at her death in Phillip Wayne Hollingsworth, Jr., and Jerry Hollingsworth, her surviving heirs, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20260930-0090333 and 20260930-0090334 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2927, Page 439, in the 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: **1801 Stratford Ave, Nashville, Tennessee 37206**.

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 29th DAY OF SEPTEMBER, 2026.

Phillip W. Hollingsworth, Jr.
Phillip W. Hollingsworth, Jr.

Jerry Hollingsworth
Jerry Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP W. HOLLINGSWORTH, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY HOLLINGSWORTH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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