WARRANTY DEED

Karen Johnson
Batch # 1485307
10/16/2026 11:40:12 AM
Fees: $13.00 Taxes: $3,052.50

Davidson County
DEEDWARR
2 pgs

20261016-0095127

SONDRA BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Lindsay Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2026.

Sondra Brooks
Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

G-C-26-409

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)
Evan David Oatman	Same As New Owner	
(NAME)	(NAME)	**064-02-0-073.00**
409 Rolling Mill Road		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **WADE OLIVER AND DARLENE OLIVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EVAN DAVID OATMAN, A SINGLE PERSON,** 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:

BEING LOT NO. 213, ON THE PLAN OF BRANDYWINE FARMS, SECTION XII, OF RECORD IN PLAT BOOK 4660, PAGE 51, AND AS AMENDED IN BOOK 10883, PAGE 683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WADE OLIVER AND WIFE, DARLENE OLIVER, BY DEED FROM ERNEST A. HARPER A/K/A EARNEST A. HARPER AND WIFE, DONNA B. HARPER, DATED APRIL 27, 2007, RECORDED MAY 2, 2007, OF RECORD IN INSTRUMENT NO. 20070502-0052242 AND SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20080206-0012204, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept any liability for this instrument.

This conveyance is subject to:
- County taxes for the year 2026 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Rolling Mill Road, Old Hickory, Tennessee 37138**.

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 9th DAY OF OCTOBER, 2026.

Wade Oliver

Darlene Oliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADE OLIVER, 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 9th of October, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE OLIVER, 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 9th of October, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)



RETURN TO:
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Nashville, TN 37212