THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES

This Instrument Prepared By and Returned To:
Foundation Title and Escrow, LLC
7112 Crossroads Blvd., Suite 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 376511 DEEDQC
03/24/2020 10:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200324-0031898

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Charlene Rae Garrett	~~Same as Owner~~ NEW OWNER	173-16-0A-041.00-CO
3148 Hidden Creek Drive		
Antioch, TN 37013		

I, **Amy Janette Garrett,** do hereby quitclaim and do transfer and convey all of my right, title and interest unto **Charlene Rae Garrett** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, and Surveyors Certificate of Correction recorded in Instrument No. 20031120-0169641 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua McCormack and wife, Kristen McCormack by Warranty Deed from Erin R. Behrens, a married woman and f/k/a Erin R. Ekberg dated June 23, 2015 and recorded June 15, 2015 as Instrument No. 20150625-0061189, with the consideration amount of $209,900.00, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property D LLC, a Delaware limited liability company by Warranty Deed from Joshua McCormack and Kristen McCormack, husband and wife dated March 19, 2019 and recorded March 22, 2019 as Instrument No. 20190322-0026217, with the consideration amount of $282,600.00, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Charlene Rae Garrett, an unmarried woman and Amy Janette Garrett, an unmarried woman, tenants in common with right of survivorship by Warranty Deed from Opendoor Property D LLC, a Delaware limited liability company, dated May 20, 2019 and recorded May 29, 2019, as Instrument No. 20190529-0050351, with the consideration amount of $300,000.00, in said Register's Office for Davidson County, Tennessee.

This is improved property known as 3148 Hidden Creek Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 16th day of March, 2020.

Amy Janette Garrett

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned notary public, of said state and county Amy Janette Garrett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 16th day of March, 2020.

Notary Public

My Commission Expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2020

Notary Public

My Commission Expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)