Mail → Bridgehouse

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2891

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of October, 2020

Notary Public

Commission Expires: _____

Karen Johnson Davidson County
Batch# 492011 **DEEDWARR**
10/08/2020 11:15:59 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20201008-0117079

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Richard Lewis Salmon<br>751 Fitzpatrick Road<br>Nashville, TN 37214 | Cardinal Financial Co.<br>3701 Arc Corporate Dr. NE<br>Suite 200<br>Charlotte, NC 28273 | 096-16-0-120.00 |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Mayra Mata Alvarez, a single woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Richard Lewis Salmon, unmarried**

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. 5 on the Plan of Section One - A Larchwood, of record in Plat Book 5060, Page 137, 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 Wendal L. Asberry and wife, Robin Asberry by Warranty deed from J. D. Jernigan, Sr., Family Trust of record in Instrument No. 20001012-0101591 Register's Office for Davidson County, Tennessee, dated October 06, 2000 and recorded on October 12, 2000.

Being the same property conveyed to Wendel L. Asberry by Quit Claim deed from Robin Asberry of record in Instrument No. 20070928-0115624 Register's Office for Davidson County, Tennessee, dated September 22, 2007 and recorded on September 28, 2007.

Being the same property conveyed to Wendal L. Asberry by Quit Claim deed from Wendel L. Asberry of record in Instrument No. 20081120-0114438 Register's Office for Davidson County, Tennessee, dated March 25, 2008 and recorded on November 20, 2008.

Being the same property conveyed to Opendoor Property D LLC, a Delaware Limited Liability Company by Warranty deed from Wendal L Asberry and Adrianna Rose Asberry, husband and wife of record in Instrument No. 20190412-0033793 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 12, 2019.

Being the same property conveyed to Mayra Mata Alvarez, a single woman by Warranty deed from Opendoor Property D LLC, a Delaware Limited Liability Company of record in Instrument No. 20190910-0091302 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 10, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 751 Fitzpatrick Road, Nashville, TN 37214

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of October, 2020.

Mayra Mata Alvarez

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

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

Witness my hand and official seal at Brentwood, Tennessee this 5th day of October, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

