RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014546

Karen Johnson Davidson County
Batch# 503382 DEEDWARR
10/29/2020 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20201029-0126046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2020.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trinh P. Cao and wife, Nga T. Bui 5309 Flagstone Drive Antioch, TN, 37013	Same address as new owner	176-02-0-077.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN MACBEATH AND WIFE, SHELLY A. ATES**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **TRINH P. CAO AND NGA T. BUI, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 220 on the plan of Section 19, Peppertree Forest of record in Book 7900, page 783, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryan MacBeath and wife, Shelly A. Ates from Opendoor Property W31 LLC, a Delaware limited liability company, by Warranty Deed dated March 8, 2019 and recorded March 11, 2019 in Instrument #20190311-0021928, said Register's Office.

Being the same property conveyed to Opendoor Property W31 LLC, a Delaware limited liability company, from Terry W. Maddox, an unmarried man, by Warranty Deed dated October 10, 2018 and recorded October 15, 2018 in Instrument #20181015-0101978, said Register's Office.

Being the same property conveyed to Terry W. Maddox, married, from James Steven Ray, unmarried, by Warranty Deed dated September 30, 2014 and recorded October 15, 2014 in Instrument #20141015-0095121, said Register's Office.

The address of the herein described property is believed to be 5309 Flagstone Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of October, 2020.

RYAN MACBEATH

SHELLY A. MACBEATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ryan Macbeath and wife, Shelly A. Macbeath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of October, 2020.

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4-13-22

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022