Karen Johnson Davidson County
Batch# 524611 DEEDWARR
12/04/2020 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $4,662.00
20201204-0141005

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~May 07, 2024~~ 6.13.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title of Nashville, LLC, 4301 Hillsboro Road #110, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Craig Wierda	Benjamin Craig Wierda	103 04 0 017.00
(NAME)	(NAME)	
4310 Idaho Avenue	4310 Idaho Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Open Door Properties, LLC,** a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Craig Wierda and Cassidy E. Gifford, husband and wife,** 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. 211 of Block 11 on the plan of Charlotte Park, First Addition, of record in Book 57, Page 103, Register's Office of Davidson County, Tennessee.

Said Lot 211, a corner lot, fronts 61 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet along the easterly margin of 44th Avenue North to a 20 foot alley.

Being the same property conveyed to Open Door Properties, LLC by Warranty Deed dated 4/30/2019 from Doomerville, LLC of record in Instrument 20190501-0040167, Register's Office for Davidson County, Tennessee, recorded on 05/01/2019.

unimproved ☐

This is improved ☑ property, known as 4310 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 23rd day of November, 2020.

OPEN DOOR PROPERTIES, LLC

By: Sam Averbuch
Its: Member/Chief Manager

By: Brad Fishel
Its: Member/Secretary

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Sam Averbuch as Member/Chief Manager and Brad Fishel as Member/Secretary of Open Door Properties, LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the Member/Chief Manager and Member/Secretary of Open Door Properties, LLC, and that they with full authority executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Member/Chief Manager and Member/Secretary for the said limited liability company.

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

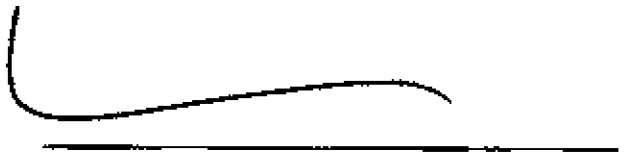
Notary Public Levi Dunagan
My Commission Expires: May 07, 2024

File No.: 20-5077



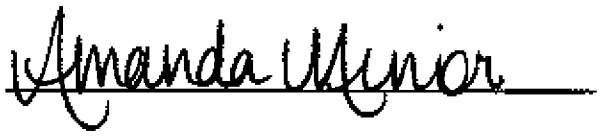
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

