Karen Johnson Davidson County
Batch# 541254 DEEDWARR
12/23/2020 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $973.10
20201223-0152779

#35913

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $263,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2020. Notary Public My Commission Expires: October 2, 2023
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35913**	

STACY C. HOLLAND NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lauren Turner, Trevor Nikrant 2817 Live Oak Road Nashville, TN 37210	SWBC Mortgage Corporation 9311 San Pedro #100 San Antonio, TX 78216	Map and Parcel No.: 11910016900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust, dated April 8, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Turner and Trevor Nikrant, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2817 Live Oak Road, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of December, 2020.

Nancy Lee Openshaw, Trustee

STATE OF OR

COUNTY OF Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Lee Openshaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Kai Openshaw Living Trust, dated April 8, 2002, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of December, 2020.

Notary Public

My Commission Expires:

INSERT
<<<<NOTARY SEAL>>>>>

OFFICIAL STAMP
AARON T KNOROSKI
NOTARY PUBLIC - OREGON
COMMISSION NO. 977860
MY COMMISSION EXPIRES AUGUST 07, 2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Mashburn Heights, as of record in Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust dated April 8, 2002, with full power to sell, lease, grant, convey and encumber without joinder of any beneficiary, by deed dated June 26, 2015 from David L. Belcher and wife, Beth Belcher of record in Instrument No. 20150630-0062938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, in the amount of $1,407.71, PAID. Map and Parcel No. 11910016900.
2. All matters appearing on the Plan of record as Plat Book 1835, page 1, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, GEORGE E. MUDTER, JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

