WARRANTY DEED

Karen Johnson Davidson County
Batch# 634878 DEEDWARR
05/12/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210512-0064302

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ISS **310,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **7th day of May, 2021**

Notary Public

MY COMMISSION EXPIRES: 3/9/2024
(Affix Seal)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Donnell and Andrea Donnell	**CMG Mortgage, Inc.**	
3604 Longhaven Xing	**3160 Crow Canyon Rd., Ste 400**	**16413002900**
Antioch, TN 37013	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Robert Graham Cording, III and Meagan Louise Sudicky-Cording, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Andre Donnell and Andrea Donnell, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 3604 Longhaven Xing, Antioch, Antioch, TN 37013. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of Final Plat of Section One, Ashford Crossing of record in Plat Book 7900, Page 937, 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 Robert Graham Cording III and Meagan Louise Sudicky-Cording by Warranty Deed from OpenDoor Property Trust I, a Delaware Statutory Trust dated 04/30/2020 and filed for record on 05/05/2020 of record in Instrument No. 20200505-0046583 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **3604 Longhaven Xing, Antioch, TN 37013**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 7th day of May, 2021.

Witness our hands this 7th day of May, 2021.

Robert Graham Cording, III

Meagan Louise Sudicky-Cording

STATE OF VIRGINIA
COUNTY OF LOUDOUN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Graham Cording, III and Meagan Louise Sudicky-Cording** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~7th~~ 6th day of May, 2021.

Commission Expires: 10-31-2023

ANISUR RAHMAN
Notary Public
Commonwealth of Virginia
Registration No. 7663555
My Commission Expires Oct 31, 2023

Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

