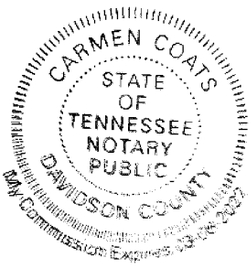
Karen Johnson Davidson County
Batch# 652243 DEEDWARR
06/09/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210609-0077106

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $365,000.00.<br>Eliza Whitfield<br>Affiant<br><br>Subscribed and sworn to before me, this the 3rd day of June, 2021.<br>Carmen Coats<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Bryan Orange and Desiree Monique Curry | Veterans United Home Loans | 058-09-0A-291.00-CO |
| 2581 Jordan Ridge Drive | 4700 S Providence Rd | |
| Nashville, TN 37218 | Columbia, MO 65203 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANA SHAW, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN ORANGE, UNMARRIED, AND DESIREE MONIQUE CURRY, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 291 on the Plan of Jordan Ridge at Eaton's Creek, Phase 10 "A Cluster Lot Planned Unit Development, formerly "Creekside Trails" of record in Plat at Instrument No. 20110729-0058396, and as amended in Instrument No. 20021210-0152343, 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 Dana Shaw, a married woman by Warranty deed from Opendoor Property W24 LLC, a Delaware Limited Liability Company of record in Instrument No. 20190429-0039070 Register's Office for Davidson County, Tennessee, dated April 23, 2019 and recorded on April 29, 2019.

*Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2581 Jordan Ridge Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2021.

Dana Shaw

STATE OF Ohio
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana Drew Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~3rd~~ 2nd day of June, 2021.

Notary Public

My Commission Expires: Sept. 27, 2025

NOTARIAL SEAL
STATE OF OHIO

GARY HILL
Notary Public - State of Ohio
Commission Expires Sep 27, 2025

# True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022