Karen Johnson Davidson County
Batch# 676830 DEEDWARR
07/14/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,862.21
20210714-0094779

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4701

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,300.00

Kaylan Gilbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm. Exp. 3/15/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property J LLC 410 N Scottsdale Rd Ste 1600 Tempe, AZ 85281	New Owner	155-08-0C-088.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda Bayless, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property J LLC

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. 88 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page 339-347, amended in Plat Book 7900, Page 888 and 889, 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 Amanda Bayless, a married woman by Warranty deed from Ramoncito S. Pugao and Myrna M. Pugao, Trustee of the Pugao Revocable Living Trust dated December 11, 2017 of record in Instrument No. 20190315-0023978 Register's Office for Davidson County, Tennessee, dated March 13, 2019 and recorded on March 15, 2019.
The said Jeremy Bayless, spouse of Amanda Bayless, joins in the execution of this instrument to convey his marital interests, if any, in said property.

Being also known as 7205 Poplar Creek Trce Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7205 Poplar Creek Trce, Nashville, TN 37221

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 so

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.

Dated this the 12th day of July, 2021.

Amanda M. Bayless

Amanda M. Bayless

Jeremy Bayless

Jeremy Bayless

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda M. Bayless & Jeremy Bayless** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of July, 2021.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12th 2021.

Affiant Signature

7/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON