Prepared by and
Recording requested by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

Karen Johnson Davidson County
Batch# 731129 DEEDWARR
10/06/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211006-0134524

File Number: 2021-2161
Parcel ID: 016-07-0-061.00

Warranty Deed

THIS INDENTURE made and entered into this 29th day of September, 2021 by and between ShaShaPop LLC, a Limited Liability Company parties of the first part, and Caroline Patricia Meyer, an unmarried woman and Kyle Steven Saldana, an unmarried man as tenants in common with right of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Shelby, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, Block "H" on the Plan of Broadmoor, Section 2 of record in Plat Book 547, Page 174, 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 ShaShaPop, LLC, a Tennessee Limited Liability Company by Warranty deed from Opendoor Property Trust I, a Delaware Statutory Trust of record in Instrument No. 20210322-0036964 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on March 22, 2021. (Value of consideration shown in aforementioned deed $266,500.00.) Being also known as 1002 Malquin Drive Nashville, Tennessee 37216

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: City of Nashville and 2021 Davidson County real property taxes, Being liens not yet due and payable, subject to Subdivision Restrictions, Building Line, and Easements of record at Plat Book 547 Page 174 and easements all being of record in Davidson County Recording Office and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

ShaShaPop LLC, a Limited Liability Company
By Sherry May, President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Lisa A. White of the state and county mentioned, personally appeared Sherry May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of ShaShaPop LLC, the within named bargainor, a Limited Liability Company, and that such President as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nphs TN, this 29th day of September, 2021.

Notary Signature

Printed Name: Lisa A White

My commission expires:

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2022

Property Owner Name and Address:
Caroline Meyer and Kyle Saldana
1002 Malquin Drive
Nashville, TN 37216

Mail Tax Bills To:
Lending Hand Mortgage, LLC
510 Lentz Drive
Madison, TN 37115

Property Address: 1002 Malquin Drive, Nashville, TN 37216 Parcel: 016-07-0-061.00

State of Tennessee
County of

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $425,000.00 amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this 29th day of September, 2021

Notary

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

WARRANTY DEED

File No.: 2021-2161

I, Brian Mitchell, 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 September 30, 2021 (date of document).

Brian Mitchell

Affiant Signature

Date 09/30/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2021.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

