Karen Johnson Davidson County
Batch# 763701 DEEDWARR
12/01/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20211201-0158494

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6732

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of November, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phaze 2, LLC 1637 Lincoya Bay Drive Nashville, TN 37214	Civic Financial Services, LLC 2015 Manhattan Beach Boulevard Ste 106 Redondo Beach, CA 90278	109-05-0D-083.00-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,

Brittney A. Batson, a single woman

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

Phaze 2, LLC, a Tennessee Limited Liability Company

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 Unit No. 1637, on the Plan of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, as described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for said County, to which plan reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Breanne K. Miller, unmarried by Warranty Deed from Mary V. Robinson, now Mary V. Robinson Saal, married of record in Instrument No. 20150427-0037272 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 27, 2015. (Value of consideration shown in aforementioned deed $124,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Breanne K. Miller, a single woman of record in Instrument No. 20200414-0038623 Register's Office for Davidson County, Tennessee, dated April 7,

2020 and recorded on April 14, 2020. (Value of consideration shown in aforementioned deed $195,000.00.)

Being the same property conveyed to Brittney A. Batson by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20200706-0072131 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 6, 2020. (Value of consideration shown in aforementioned deed $195,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 1637 Lincoya Bay Drive Nashville, Tennessee 37214.

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: 1637 Lincoya Bay Drive, Nashville, TN 37214

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 19th day of November, 2021.

Brittney A. Batson

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brittney A. Batson** 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 19th day of November, 2021.

TAMEKA L WASHINGTON
Notary ID #131700337
My Commission Expires
August 24, 2022

Notary Public
My Commission Expires: 8/24/2022

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 11/19/21.

Affiant Signature

11/24/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/24/21.

Notary's Signature

My Commission Expires:

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