Karen Johnson Davidson County
Batch# 833016 DEEDWARR
04/01/2022 10:07:52 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220401-0037862

WARRANTY DEED

PIPER L. NIEMANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VAL.
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$575,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF March, 2022

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Danielle Marie Cahill **1124 B Leland Avenue** **Nashville, Tennessee 37216**	Renasant Bank 2001 Park Place North Ste 650 Birmingham, Alabama 35203	GROUP 06 4B PARCEL 001.00

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, we,

Amanda Hall, a single woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Danielle Marie Cahill, a unmarried woman

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 A on the Plan of Homes at 1124 Leland Avenue, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, and Restriction of record in Instrument No. 20160912-0095418, 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 Hall, a single woman, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, dated September 8, 2021 and filed of record September 10, 2021 in Instrument No. 20210910-0121588, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1124 B Leland Avenue, Nashville, Tennessee 37216.**

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 GRANTEES, 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 my hand and official seal at office this 22nd day of March, 2022.

Amanda Hall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amanda Hall, with whom I am personally acquainted, (or who 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, at office, this 22nd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027