Prepared by:
Tennessee Title Services, LLC
112 Center Court, Ste A
Clarksville, TN 37040
D-22-355

Karen Johnson Davidson County
Batch# 841548 DEEDQC
04/19/2022 09:55:03 AM 1 pg
Fees: $12.00 Taxes: $0.00

20220419-0044722

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Dickson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Amanda N Johnson
Affiant

Subscribed and sworn to before me, this 3 **day of February, ~~2019.~~** 2022

Notary Public
My commission expires: _____

FRANCES WYMONETT ROSE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-22-2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael G. Krause	New owner	141-05-0A-549.00-CO
1533 Brockton Lane		
Nashville, TN 37221		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Carolyn Powell, unmarried,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Micahel G. Krause, unmarried**, hereinafter the Grantee(s), all the right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 549 on the Plan of Avondale Park, Phase 3, Section 2 of record in Plat at Instrument No. 20151007-0102442, 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 Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Erwin Tan and Cyd-Marie L. Tan, husband and wife of record in Instrument No. 20210915-0123701 Register's Office for Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021 . Being also known as 1533 Brockton Lane Nashville, Tennessee 37221.

Further being the same property conveyed to Carolyn Powell, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated February 2, 2022, of record in Instrument No. 20220223-0020368 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1533 Brockton Lane, Nashville, TN 37221.

Witness my hand this 3 day of February, 2022.

Carolyn Powell
Carolyn Powell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Carolyn Powell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 3 day of February, 2022.

_____
Notary
My Commission Expires:_____

(Notary Seal)

FRANCES WYMONETT ROSE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 02-22-2022