(1)

Karen Johnson Davidson County
Batch# 886824 DEEDWARR
07/11/2022 10:46:52 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220711-0079339

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27TH~~ 26th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

14-NSH22-04335

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Hottenstein, unmarried Christina M. SanMiguel, unmarried 533 Cold Stream Place Nashville, TN 37214	New Owner	155 07 0A 043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Haley Sowell, an unmarried woman DeMarco Garner, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Hottenstein, unmarried Christina M. SanMiguel, unmarried**, hereinafter called the Grantees, their successors 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. 54, on the Plan of Revision No. 1 of the Poplar Creek Estates Phase V Section "A" Subdivision (The Highlands of Aliens Green), of record in Plat Book 9700, Page 784, revising Plat Book 9700, Page 390, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Haley Sowell, an unmarried woman and DeMarco Garner, an unmarried man, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20210827-0115761, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 27, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from William R. Plew and Paige Nicole Songer-Plew, husband and wife, of record in Instrument No. 20210525-0070394, in the Register's Office of Davidson County, Tennessee, dated May 20, 2021 and recorded on May 25, 2021.

Being the same property conveyed to William R. Plew, by Warranty Deed from Omar Salem El-Shishini, Unmarried, of record in Instrument No. 20160727-0077492, in the Register's Office of Davidson County, Tennessee, dated July 22, 2016 and recorded on July 27, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 533 Cold Stream Place, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this ~~27th~~ 26 day of June, 2022

Haley Sowell

DeMarco Garner

STATE OF TENNESSEE

COUNTY OF ~~MONTGOMERY~~ DAVIDSON

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

Witness my hand and seal at NASHVILLE, Tennessee, this 26 day of June 2022.

Notary Public

My Commission Expires: 10/16/24

THOMAS E BOSECKER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY