This instrument prepared by:
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Nashville, TN 37203
TN BPR # 11639
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Karen Johnson Davidson County
Batch# 899841 **DEEDWARR**
08/05/2022 03:30:50 PM 2 pgs
Fees: $13.00 Taxes: $2,551.15

20220805-0089531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $689,500.00.

Gerald D. McCormick II

Affiant

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 5th day of JULY, 2022.

Notary Public
My commission expires: 11/08/22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Gerald D. McCormick II 7529 Woodstream Drive Nashville, TN 37221	New Owner	126 16 0A 316.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & 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, Randy Robert Redmond and Dawn M. Redmond, Trustees of the D.E.A.R Trust dated February 5, 2005, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Gerald D. McCormick, II and Kimberly Lynn McCormick husband and wife, 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. 221 on the Plan of Final Plat, Riverwalk, Phase 2C of record in Plat at Instrument No. 20040130-0011799, 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 Randy Robert Redmond and Dawn M. Redmond, Trustees of D.E.A.R Trust dated February 5, 2005, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20210810-0107305, in the Register's Office of Davidson County, Tennessee, dated August 5, 2021 and recorded on August 10, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Diane Parks, an unmarried woman, of record in Instrument No. 20210625-0086338, in the Register's Office of Davidson County, Tennessee, dated June 24, 2021 and recorded on June 25, 2021.

Being the same property conveyed to Diane Parks, an unmarried woman, by Warranty Deed from Jayson L. Cooper and Heather M. Cooper, (previously married), both unmarried, of record in Instrument No. 20080619-0063339, in the Register's Office of Davidson County, Tennessee, dated June 13, 2008 and recorded on June 19, 2008.

This property is improved property known as 7529 Woodstream Drive, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws,

restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 our hands this 29 day of JULY, 2022

Randy Robert Redmond, Tr

RANDY ROBERT REDMOND, TRUSTEE

Dawn M Redmond, Tr

DAWN M. REDMOND, TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RANDY ROBERT REDMOND and DAWN M. REDMOND, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that they are the trustees of the D.E.A.R. Trust dated February 5, 2005, and as such trustees had authority to so act.

Witness my hand and seal this 29 day of July, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON