Karen Johnson Davidson County
Batch# 994188 DEEDWARR
04/20/2023 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $839.90
20230420-0028940

Name and Address of New Owner:
Evan Emory, Daniel Emory, and Joyce E. Emory
4958 Edmondson Pike, C15
Nashville, TN 37211

Send Tax Bills To:
Evan Emory, Daniel Emory, and Joyce E. Emory

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 147-07-0B-015.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony John Bingert, Jr, unmaried** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evan D. Emory, a single man, Daniel C. Emory and Joyce E. Emory, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. C-15, in Woodlea Place Townhouses of record in Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony John Bingert, Jr, by Warranty Deed dated April 15, 2022 from Opendoor Property Trust I, a Delaware statutory trust, recorded April 27, 2022 in Instrument No. 20220427-0048861 in the Register's office.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed dated December 16, 2021 from Lisa H. Jones, an unmarried woman, recorded January 18, 2022 in Instrument No. 20220118-0006630 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of April, 2023.

Anthony John Bingert Jr (SEAL)
Anthony John Bingert, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2023, before me personally appeared Anthony John Bingert, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of April, 2023.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of April, 2023.

Notary Public
My commission expires: 7/6/2026
File No. 2023-5861-MA



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **April 17, 2023**.

Date

Affiant Signature

April 19, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **19** day of **April**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)