Prepared by
Record and Return to
Chapman and Associated Title, Inc.
10 Burton Hills Blvd, Suite 100
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1000196 DEEDWARR
05/05/2023 10 51 36 AM 3 pgs
Fees. $18 00 Taxes $2,109.00
20230505-0033502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$570,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 4TH DAY OF MAY, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No 2441

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Phillip Jones 346 Binkley Drive Nashville, TN 37211	New Owner	147-01-0-125 00

For and in consideration of the sum of Five Hundred Seventy Thousand And 0/100 ($570,000 00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

VICTORIA TULLOS AND JARED TULLOS, WIFE AND HUSBAND

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

PHILLIP JONES, UNMARRIED

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No 383 on the Plan of Caldwell Hall, Section Two, of record in Plat Book 2900, Page 96, 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 Victoria Tullos and Jared Tullos, wife and husband, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated November 9, 2021 and recorded on November 17, 2021 in Instrument No 20211117-0153374, in the Register's Office for Davidson County, Tennessee, ALSO BEING the same property previously conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Jonathan M Deen and Maria Rodriguez Caballero, a married couple, dated June 24, 2021 and recorded June 30, 2021 in Instrument No 20210630-0088791, said Register's Office, ALSO BEING the same property previously conveyed to Jonathan M Deen, a married man, by Quitclaim Deed from Maria Rodriguez-Caballero, a married woman, joined by her husband, Jonathan M Deen, dated September 10, 2020 and recorded September 21, 2020 in Instrument No 20200921-01017839, said Register's Office, ALSO BEING the same property previously conveyed to Jonathan m Deed

and Maria Rodriguez-Caballero, husband and wife, by Warranty Deed from Michael D Estok and Emily R Estok, husband and wife, dated May 3, 2017 and recorded May 4, 2017 in Instrument No 20170504-0044251, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record

This is improved property known as 346 Binkley Drive, Nashville, TN 37211

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR VICTORIA TULLOS AND JARED TULLOS, WIFE AND HUSBAND to PHILLIP JONES FOR THE TRANSFER OF PROPERTY LOCATED AT 346 BINKLEY DRIVE, NASHVILLE, TN 37211]

Witness our/my hand on the 4th day of May, 2023

Victoria Tullos

Victoria Tullos

Jared Tullos

Jared Tullos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Victoria Tullos and Jared Tullos, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 4th day of May, 2023

J KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires 9/30/2024