Karen Johnson Davidson County
Batch# 1027029 DEEDQC
07/17/2023 02:48:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230717-0054846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
17th Day of July, 2023.
_____, Deputy Register

Quitclaim Deed

Tax Bill 15;-

RECORDING REQUESTED BY Vickie Joann Hambrick
AND WHEN RECORDED MAIL TO: 3218 Masonwood Dr WTN 37207
Vanessa Yvette Appleton
Samuel Hambrick Jr.
, Grantee(s)

Consideration: $ [redacted].00 VA
Property Transfer Tax: $ 5,897.85
Assessor's Parcel No.: 04914000100CO
PREPARED BY: Brandee Davis certifies herein that he or she has prepared this Deed.

Signature of Preparer

7-11-23
Date of Preparation

Brandee Davis
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 11, 2023 in the County of Davidson State of Tennessee
by Grantor(s), Vickie Joann Hambrick,
whose post office address is 239 Martin Gail Drive Old Hickory TN 37138
to Grantee(s), Vanessa Yvette Appleton & Samuel Hambrick Jr.,
whose post office address is 3218 Masonwood Dr. Nashville, TN 37207
165 Hayne Park Dr. Nashville, TN 37218
WITNESSETH, that the said Grantor(s), Vickie Joann Hambrick,
for good consideration and for the sum of —
($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

* _____
Signature of Grantor

_____
Signature of Second Grantor (if applicable)

Vickie Joann Hambrick
Print Name of Grantor

_____
Print Name of Second Grantor (if applicable)

* Willis Mason Appleton
Signature of First Witness to Grantor(s)

Mellnee Kay Ranson
Signature of Second Witness to Grantor(s)

* Mellnee Kay Ranson
Print Name of First Witness to Grantor(s)
Willis Mason Appleton

Mellnee Kay Ranson
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

* _____
Signature of Grantee

* Samuel Hambrick Jr
Signature of Second Grantee (if applicable)

Vanessa Yvette Appleton
Print Name of Grantee

Samuel Hambrick Jr
Print Name of Second Grantee (if applicable)

* Willis Appleton
Signature of First Witness to Grantee(s)

* Mellnee Kay Ranson
Signature of Second Witness to Grantee(s)

* Mellnee Kay Ranson
Print Name of First Witness to Grantee(s)
Willis Mason Appleton

* Mellnee Kay Ranson
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On July 11, 2023, before me, Brandee Davis, a notary public in and for said state, personally appeared, Vickie Joann Hambrick, Vanessa Appleby, & Samuel Hambrick Jr.

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID Drivers License PID

(Seal)

BRANDEE DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 5-4-2025

Karen Johnson Davidson County
Batch# 629813 DEEDWARR
05/06/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210506-0060656

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2904

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of May, 2021

Notary Public

Commission Expires: Feb 11 2025

KYLIE CELESTE OTTNEY
Notary Public - Arizona
Maricopa County
Commission # 596091
My Comm. Expires Feb 11, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vickie Hambrick 239 Martingale Drive Old Hickory, TN 37138	New Owner 3218 masonwood Dr, Nashville, TN, 37207	044-14-0B-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vickie Hambrick, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Unit No. A of Martingale Drive Commons, a Horizontal Property Regime with Private Elements, as more fully described on the Plot Plan attached to the Declaration of Covenants, Conditions, and Restrictions for Martingale Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170614-0059574, and Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20171228-0132022, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of Martingale Drive Commons, a Horizontal Property Regime with Private Elements contained therein are incorporated herein by reference and made a port hereof the same as copied herein, said Register's Office, to which plan reference is hereby made for a complete description of said lot.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Kenrick Thomas Larson, unmarried of record in Instrument No. 20210413-0049334 Register's Office for Davidson County, Tennessee, dated April 12, 2021 and recorded on April 13, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 239 Martingale Drive, Old Hickory, TN 37138

Source of Title
20210506-0060656