WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 397,000.00 .

Toby Echevarria Brooke Ervin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2023.

Notary Public
COMMISSION EXPIRES 02/05/2026

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1041109 DEEDWARR
08/22/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20230822-0065472

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holly Anne Haynie Jonathan Earl (NAME)	First Community Mtg. (NAME)	053-06-0B-152-00
2269 Riverway Drive (ADDRESS)	1133 Ocean Avenue (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Lakewood, NJ 08701 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Toby Echevarria and Brooke Ervin, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Anne Haynie and Jonathan Earl, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 216 on the Plan of Waterford, Phase 4B, RI0 Residential P.U.D of record in Plat Book 7900, Page 770, 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 Toby Echevarria, a single man by Special Warranty deed from Opendoor Property J LLC, a Delaware Limited Liability Company, of record in Instrument No. 20220228-0022706 Register's Office Davidson County, Tennessee, dated 02/14/2022 and recorded 02/28/2022.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty deed from Ryan Michael Nervo and Denise Rae Peters, husband and wife of record in Instrument No. 20210923-0128087 Register's Office for Davidson County, Tennessee, dated 09/17/2021 and recorded on 09/23/2021.

Being the same property conveyed to Ryan Nervo, a single man by Warranty deed from Jennifer Carol Carr, unmarried of record in Instrument No. 20200102-0000096 Register's Office for Davidson County, Tennessee, dated 12/31/2019 and recorded on 01/02/2020.

The said Brooke Ervin, spouse of the said Toby Echevarria, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in the subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2269 Riverway Drive (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 17th day of August, 2023.

Toby Echevarria

Brooke Ervin

State of TN

County of Washington

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Toby Echevarria and Brooke Ervin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 17th day of August, 2023.

Notary Public

Commission Expires: 02/08/2026

JOSEPH PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

202308220065472

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

August 17, 2023

Affiant Signature

Date: 8-22-23

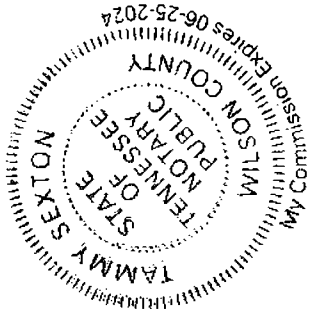
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of August 20 23

Notary Signature

My Commission Expires:



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