THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~** Williamson The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** **~~Affiant~~** Subscribed and sworn to before me, this **15th day of September, 2023.** **Notary Public** **My commission expires:** 11/22/25

Karen Johnson Davidson County
Batch# 1051804 DEEDWARR
09/19/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20230919-0073676

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hope Lyons **5510 Country Drive #98** **Nashville, TN 37211**	New Owner	**162-09-0A-098.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Anannya Nath, a married woman,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Hope Lyons, an unmarried woman,,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, being Townhome No. 98, Building No. 18, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, Page 133, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to William P. McAfee and Brenda A. McAfee, husband and wife by Warranty deed from Zhaoxia Duan, a married person of record in Instrument No. 20191101-0112793 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 01, 2019. (Value of consideration shown in aforementioned deed $136,000.00.)

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from William P. McAfee and Brenda A. McAfee, husband and wife of record in Instrument No. 20211021-0141620 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on November 21, 2021. (Value of consideration shown in aforementioned deed $187,000.00.)

Being the same property conveyed to Anannya Nath, married woman by Warranty deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20220124-0008356 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 24, 2022. (Value of consideration shown in aforementioned deed $200,000.00.)

HE-2023-204

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **5510 Country Drive #98, 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 GRANTEES, their heirs 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 in 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 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 my/our hand(s) this **15th day of September, 2023.**

Anannya Nath

Anannya Nath

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of September, 2023, before me personally appeared Anannya Nath and Tamal Das, 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 15th day of September, 2023.

Laura Desmond

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2023-204

Certificate of Authenticity

I, Tonya Loftin, 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 **September 15, 2023**.

Date

Tonya Loftin
Affiant Signature

September 19, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of September, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)