Karen Johnson Davidson County
Batch# 1064203 DEEDWARR
10/24/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,271.80
20231024-0083216

WARRANTY DEED

BRINLEY WEISBECKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $614,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/20/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4415

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Timothy Si yung Steen and Adriana O'Rourke	New Owner	126-16-0a-058-00
6641 Valleypark Drive	**SAME**	
Nashville, TN 37221		

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

Joshua Wayne Herrington and Lexie Herrington, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Si yung Steen, an unmarried man, and Adriana O'Rourke, an unmarried woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 58 on the Plan of Final Plat of Riverwalk, Phase IA, Section 1 & Phase lB, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 Joshua Wayne Herrington, single man, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory Trust, dated 06/30/2020, recorded 07/06/2020, in Instrument Number 202007060072545, of the Public Records of Davidson County, Tennessee. Lexie Herrington, spouse of Joshua Wayne Herrington, joins herein to convey any and all right, title, claim and interest he/she may have in the subject property by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 6641 Valleypark Drive Nashville, TN 37221

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 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 hand on October 20, 2023.

Joshua Wayne Herrington

Joshua Wayne Herrington

Lexie Herrington

Lexie Herrington

STATE OF Virginia

COUNTY OF Loudoun

Personally appeared before me via Audio-Video Communication, a Notary Public of said County and State, Joshua Wayne Herrington and Lexie Herrington, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 20, 2023.

Gloria Asare
REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notary Public: Gloria Asare
Electronic Notary Public

My Commission Expires: 12/31/2024
Commission #: 7901547
Notarized online using audio-video communication

File #: 2023-4415

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 20, 2023.

J. Carlton Drumwright

October 20, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 20, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY