Karen Johnson Davidson County
Batch# 1072278 DEEDWARR
11/15/2023 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20231115-0089196

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2023.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

2023-358

Address of New Owner:	Send Tax Bills to:	Tax Information:
Open Door Realty, LLC		
2307 Winford Avenue	New Owner	118-08-0-028.00
Nashville, TN, 37211		

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

Mark Neal, a married man,

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

Open Door Realty, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Grandview Heights of record in Plat Book 161, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to the dedication for public highway in Instrument No. 20190201-0009911, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mark Neal, a married man by Warranty Deed from Kyle Felts, a married man and Larry Felts, a married man of record in Instrument No. 20200618-0064337 Register's Office for Davidson County, Tennessee, dated June 11, 2020 and recorded on June 18, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2307 Winford Avenue, 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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 15th day of November, 2023.

Mark Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

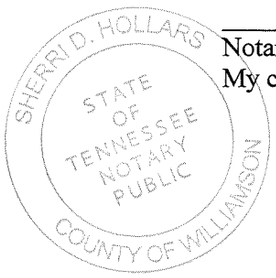
D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 November 15, 2023.

Mike Boyd, Esq.
Date: November 15, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this November 15, 2023.



Notary Public
My commission expires: 7/17/2027