Karen Johnson Davidson County
Batch# 1146788 DEEDWARR
06/13/2024 12:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.13
20240613-0044356

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-3522-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $424,900.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this the 7th day of June, 2024.

Notary Public
My Commission Expires: 6/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Phillip Doise 7148 Commonwealth Cir, Nashville, TN 37221	New Owner	125 15 0B 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Judy K. Long, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Phillip Doise,** hereinafter called the Grantee(s), his/her/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. 134 on the Plan of SECTION THREE, LEXINGTON POINT SUBDIVISION, of record in Plat at Instrument No. 20020116-0006331, 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 Judy K. Long, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20221110-0120476, in the Register's Office of Davidson County, Tennessee, dated November 03 2022 and recorded on November 10, 2022.
Ronald Long joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **7148 Commonwealth Circle, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2024.

GRANTOR:

Judy K. Long

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy K. Long, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of May, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-16-2024

202406130044356

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3 day of June 2024.

GRANTOR:

Ronald R. Long

Ronald Long

STATE OF Minnesota
COUNTY OF Crow Wing

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald. Long, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3 day of June, 2024.

DAVID V. HURT
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2025

Notary Public
My Commission expires: _____

Certificate of Authenticity

I, Danielle Watson, 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 6/7/24.
Date

Danielle Watson
Affiant Signature

6/7/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 7th day of June, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY