WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $613,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Karen Johnson
Batch # 1152897
07/01/2024 09:25:38 AM
Fees: $13.00 Taxes: $2,269.95

Davidson County
DEEDWARR
2 pgs

20240701-0049154

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hidden Dunes, GP	**New Owner**	
(NAME)	(NAME)	**172-09-0A-243.00-CO**
PO Box 943		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JALEN TYLER HURD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HIDDEN DUNES, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 215 on the Plan of Final Plat, Section Five B, Banbury Crossing of record in Plat at Instrument No. 20040618-0072253, 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 Jalen Tyler Hurd, a single man by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20220118-0007043 Register's Office for Davidson County, Tennessee, dated January 07, 2022 and recorded on January 18, 2022.

This conveyance is subject to:
• Taxes for the year 2024, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 9700, Page 549 and Plat at Instrument No. 20040618-0072253, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4118, Page 261, Book 4693, Page 961, Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, Book 4693, Page 690, Book 10369, Page 48, Book 10962, Page 516, Book 11218, Page 180, Instrument No. 20010523-0053234 and Amendment to Declaration recorded in Instrument No. 20051020-0126681 and Instrument No. 20030728-0105031, Register's Office for Davidson County, Tennessee
• Charter of Banbury Crossing Homeowners Association, Inc. of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.
• By-Laws Banbury Crossing Homeowners Association, Inc. of record in Instrument Number 20020610-0070239, in the Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10219, Page 524, in the Register's Office for Davidson County, Tennessee.
• Easements for Transmission Line of record in Book 2438, Page 392 and Book 2438, Page 460, in the Register's Office for Davidson County, Tennessee.
• Tree Preservation Restriction of record in Instrument Number 20041006-0120756, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easement of record in Book 1174, Page 152 and Book 2438, Page 392, in the Register's Office for Davidson County, Tennessee.
• Storm Water Agreement of record in Book 10633, Page 330, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 200001110004044, in the Register's Office for Davidson County, Tennessee.
• A Deed of Trust by Jalen Tyler Hurd, an unmarried man, trustor, to OS National, LLC, trustee, for the benefit of Plaza Home Mortgage Inc, beneficiary, to secure a note in the original amount of $ 641,250.00 secured thereby, dated January 07, 2022, and recorded on January 18, 2022, of record as Instrument

Number 202201118-0007044, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1133 Banbury Lane, Brentwood, Tennessee 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF JUNE, 2024.

Jalen Tyler Hurd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of June, 2024.

Notary Public
My Commission Expires:
(SEAL)

VOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212