Karen Johnson Davidson County
Batch# 1158669 DEEDWARR
07/16/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240716-0053581

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 205
Brentwood, TN 37027
RT-24-3031

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2024

Notary Public

Commission Expires: 3/20/28

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jon Gabriel Medina and Jeremy David Madron 407 Dunailie Drive Nashville, TN 37217	New Owner	120-09-0-135.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Nancy Lee Openshaw, Trustee of Kai Openshaw Living Trust dated April 8, 2002

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon Gabriel Medina and Jeremy David Madron, a married couple

HEREINAFTER CALLED THE GRANTEES, 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. 5D22 on the Plan of Section 5-D, Glengarry Park of record in Plat Book 3600, Page 36, 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 Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust udt dated April 8, 2002 by Warranty Deed from Rodney Croft of record in Instrument No. 20151008-0102754 Register's Office for Davidson County, Tennessee, dated October 6, 2015 and recorded on October 8, 2015.

Being the same property conveyed to Nancy Openshaw (also known as Nancy Lee Openshaw), unmarried by Quitclaim Deed from Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002 of record in Instrument No. 20160104-0000331 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on January 04, 2016.

Being the same property conveyed to Nancy Lee Openshaw, Trustee of the Kai Openshaw Living Trust u/t/d April 8, 2002 by Quitclaim Deed from Nancy Openshaw (also known as Nancy Lee Openshaw) of record in Instrument No. 20160208-0011616 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on February 08, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 407 Dunailie Drive, Nashville, TN 37217

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 so 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. 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.

Dated this the 16th day of July, 2024.

Kai Openshaw Living Trust dated April 8, 2002

Nancy Lee Openshaw

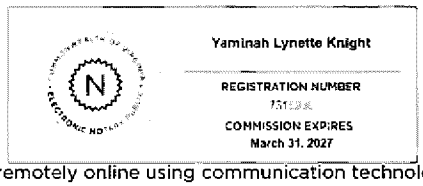
By: _____
Nancy Lee Openshaw, Trustee

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~WILLIAMSON~~ Dinwiddie

On this 16th day of July, 2024, before me personally appeared Nancy Lee Openshaw, Trustee of Kai Openshaw Living Trust dated April 8, 2002, 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 16th day of July, 2024.

Yaminah Lynette Knight 7815930
Notary Signature Electronic Notary Public
My commission expires: 03/31/2027



Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 July 16, 2024 (date of document)

Regina Sullo

Affiant Signature

July 16, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 16th day of July, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202407160053581