WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Jenny Chalk-Cs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2024.

Tuwana J. Bryant
Notary Public

MY COMMISSION EXPIRES: 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Karen Johnson Davidson County
Batch# 1171491 DEEDWARR
08/16/2024 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240816-0063178

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ebraam Saeid	Union Home Mortgage Corp	Parcel ID: 164 16 0A 123.00
(NAME)	(NAME)	
1909 Peaceful Brook Dr.	8241 Dow Circle W	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Strongsville, OH 44136	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel J. Kroeger and Erika Y. Lugo, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ebraam Saeid, a married man**, 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. 38 on the Plan of Section Five, Meadow Woods, of record in Plat at Instrument No. 20010605-0058130, 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 Erika Yazmin Lugo, an unmarried woman and Daniel John Kroeger, an unmarried man from Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed dated June 25, 2019 and recorded on August 2, 2019 in Instrument No. 20190802-0076454, Register's Office for Davidson, County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1909 Peaceful Brook Dr., Antioch, TN 37013

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. 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 13th day of Aug, 2024

Daniel J. Kroeger

Erika Y. Lugo

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Daniel J. Kroeger and Erika Y. Lugo, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2024.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

Certificate of Authenticity

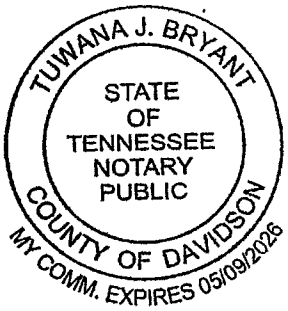
I, **Jennifer Chandler-Cole**, do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/13/2024.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date **08/13/2024**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08/13/2024.



Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**