Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399, Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Leslie McCabe
Address: 608 Mercer Drive
Hermitage
State: TN Zip Code: 37076

Map and Parcel #: 075-11-0-045.00

Karen Johnson Davidson County
Batch# 1175745 DEEDQC
08/30/2024 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0066727

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to Leslie McCabe, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Leslie McCabe, Trustee of the Leslie McCabe Revocable Living Trust dated August 19, 2024, and any amendments thereto, (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Highlands of Tulip Grove, Section 3-A, as shown on plat of record in Plat Book 5210, Page 229, 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 John Coulter, unmarried, and Michael Davis, unmarried, as tenants in common with right of survivorship by Warranty deed from Christine Hynek, unmarried of record in Instrument No. 20160914-0096633 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from John Coulter, unmarried and Michael Davis, unmarried of record in Instrument No. 20211209-0163718 Register's Office for Davidson County, Tennessee, dated November 11, 2021 and recorded on December 09, 2021.

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: 608 Mercer Drive, Hermitage, TN 37076

Being same property conveyed in instrument 20220301-0023149

Leslie McCabe
Grantor's Signature

Leslie McCabe
Grantor's Name

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie McCabe whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of August, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires:
11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ 10.00.

Leslie McCabe
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 19th day of August, 2024

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires:
11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 8/19/24 (date of document).

Affiant Signature

8/19/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of August, 2024

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY SEAL
JOAN ALYSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027