This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-5298-SL

Karen Johnson Davidson County
Batch# 1249046 DEEDWARR
03/21/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250321-0021225

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 7th day of March, 2025.

April Sumrud
Notary Public
My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Porter 2363 Benay Road Nasvhille, TN 37214	Cross Country Mortgage, LLC 2160 Superior Ave. Cleveland, OH 44114	052-13-0B-121.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Patricia Gayle Breece, an unmarried woman (individually and/or collectively, "Grantor"), transfer and convey unto Ashley Porter, a single woman (individually and/or collectively, "Grantee"), 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. 159 on the Plan of Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy L. Alexander, unmarried by Warranty Deed from Fox Ridge Homes, Inc of record in Book 11565, page 312, Register's Office for Davidson County, Tennessee, dated June 24, 1999 and recorded on July 09, 1999.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Tracy L. Alexander, an unmarried woman of record in Instrument No. 20230517-0036954 Register's Office for Davidson County, Tennessee, dated May 09, 2023 and recorded on May 17, 2023.

Being the same property conveyed to LE Properties MI LLC, a Florida Limited Liability Company by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20230615-0045752 Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 15, 2023.

Being the same property conveyed to Richard Dean Breece and Patricia Gayle Breece, a married couple by Warranty Deed from LE Properties MI LLC, a Florida Limited Liability Company, and LE Properties MI LLC, a Florida Limited Liability Company of record in Instrument No. 20231229-0100268 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on December 29, 2023.

This is improved property located at: **2363 Benay Road, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 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 the 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 o 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 7th day of March, 2025.

GRANTOR:

Patricia Gayle Breece

Patricia Gayle Breece

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia Gayle Breece, 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 7th day of March, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202503210021225

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 7. 2025.

Affiant Signature

20th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

