RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-27829-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1253812 DEEDWARR
03/28/2025 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250328-0023591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of March 2025.

NOTARY PUBLIC

My commission expires: 06/17/28

JORDAN SELLERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Albert Radenbaugh and Ashlynne Mary Foley Nashville, TN 37214	Same address as new owner	075-13-0-235.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($412,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER GOOD AND RODERICK E. SEESE, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN RADENBAUGH AND ASHLYNNE FOLEY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Addition to Section Four, Hermitage Hills, of record in Book 3842, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Good and Roderick E. Seese, wife and husband, from Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed dated September 1, 2022 and recorded September 6, 2022 in Instrument #20220906-0099855, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 117 Bonnabrook Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of March, 2025

GRANTOR(S)

Jennifer Good

Jennifer Good

Roderick E. Seese

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Collier

Personally appeared before me, a Notary Public, Jennifer Good and Roderick E. Seese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day ~~of March~~ 2025.

Notary Public

Lucy Dratler
Comm.: HH 457341
Expires: Nov. 18, 2027
Notary Public - State of Florida

Lucy Dratler

Printed Notary Name

My commission expires: Nov 18, 2027

Certificate of Authenticity

I, Joshua A. Sanders, 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 21, 2025.

Date

Affiant Signature

03/21/25

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

My Commission Expires: 06/17/28

Notary's Seal

JORDAN SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY