Name and Address of New Owner:
Lisa Rampy and Charles Coleman Rampy
3405 Old Anderson Road, Unit 310
Nashville, Tennessee 37013

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1289273 DEEDWARR
06/24/2025 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250624-0049709

Map & Parcel No: 136-15-0A-042.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Victor Taylor and Mallory Barbee n/k/a Mallory Barbee Taylor**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Lisa Rampy, an unmarried woman, and Charles Coleman Rampy, a married man, as tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 42, PUD Boundary and Final Plat, Watercrest Townhomes, Phase 1, a Horizontal Property Regime, (previously described erroneously as Watercrest Townhomes, Phase 1), as shown on Plat of record in Plat Book 8250, Page 888, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Alicia Y. Darden and Michael E. Darden, wife and husband, of record in Instrument No. 20230327-0022185 Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on March 27, 2023.

Being the same property conveyed to Andrew Victor Taylor and Mallory Barbee, as joint tenants with right of survivorship, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20230710-0052365 Register's Office for Davidson County, Tennessee, dated June 30, 2023 and recorded on July 10, 2023. Andrew Victor Taylor and Mallory Barbee n/k/a Mallory Barbee Taylor, having since married.

Being improved property known as 3405 Old Anderson Road, Unit 310, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 18th day of June, 2025.

(SEAL)
Andrew Victor Taylor

Mallory Barbee Taylor

STATE OF SOUTH CAROLINA
COUNTY OF Oconee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Victor Taylor and Mallory Barbee Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2025.

NOELL R. HAMMER-BURNS
Notary Public - State of South Carolina
My Commission Expires
03/14/2033

Noell R Hammer-Burns
Notary Public
My commission expires: 3/14/2033

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18 day of June, 2025.

Notary Public
My commission expires: 5-9-26
File No. GNT-25-4055

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6-18-25.

Affiant Signature

6-18-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

