Karen Johnson Davidson County
Batch# 1299846 DEEDWARR
07/18/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250718-0056908

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Lawrence

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2025

Notary Public

My Commission Expires: _____
(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Eric Esters and Whitney Esters	NEW OWNER	143-06-0A-021-00
305 Harpeth Ridge Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Ryan Appell and Alaysa Appell, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Esters and Whitney Esters, husband and wife, as joint tenants with right of survivorship

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. 21 on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, Page 125, Register's Office for Davidson County. Tennessee.

SAID Lot No. 21 fronts 65.1 feet on the broken, easterly margin of Harpeth Ridge Drive and extends back 105.4 feet on the northerly line and 123.3 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

BEING the same property conveyed to Alaysa Appell and Ryan Appell, wife and husband, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated 10/26/2022 and recorded 10/28/2022 in Instrument No. 20221028-0116985, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to HOA Charter of record in Book 5120, Page 199, with Restrictions at Page 208; as amended in Book 5178, Page 138, and amended HOA Charter of record in Book 6556, Page 693; Declaration of Covenants, Conditions, and Restrictions for the Services Association of record in Book 5120, Page 918, as corrected in Book 5182, Page 767, and as amended in Book 5182, Page 769; Declaration of Covenants, Conditions, and Restrictions of record in Book 5380, Page 357, as amended in Instrument No. 20200109-0003184, Fine Policy of record in Instrument No. 20200804-0085695; Street Parking Rules of record in Instrument No. 20220804-0088772, Sanitary Sewer Easement of record in Book 6380, Page 201;

Overhead Line Easement of record in Book 6407, Page 892; All existing easements and all matters shown on plat of record in Book 5200, Page 125, Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Harpeth Ridge Drive, Nashville, TN 37221

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 17th day of July, 2025

Alaysa Appell

Ryan Appell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2025, before me personally appeared Alaysa Appell and Ryan Appell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2025.

Notary Signature
My commission expires: 8-19-28

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

CERTIFICATION

I, Sandra Mounger (owner/preparer of document), 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 7/17/25 (date)

Affiant Signature

7-17-25
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 17 day of July 2025

Notary Signature

My Commission Expires: 7/5/28

JULIE GANG
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY