Karen Johnson
Batch # 1304228
07/31/2025 02 55 44 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDWARR
2 pgs
20250731-0060847

This document prepared by
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Angela Ridley 5943 Monroe Crossing Antioch, TN 37013	Angela Ridley 5943 Monroe Crossing Antioch, TN 37013	163-16-0A-164.00

This document was prepared with information from public record, and was not verified by a title search, survey, or other method

Grantor: Angela Ridley, a single individual

Grantee: Angela Ridley, as Trustee of the Angela Ridley Living Trust dated July 6th, 2025

STATE OF TENNESSEE)
)
COUNTY OF _____)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

Affiant

KATHRYN L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Sworn and subscribed before me on this the 6th of July, 2025.

Notary Public

My commission expires: 03/17/2029

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantee, I, Angela Ridley do hereby convey to Angela Ridley, Trustee of the Angela Ridley Living Trust dated July 6th, 2025, all of my interest and title in a certain land described as follows to-wit:

Being all of Unit No. 302, on the Plan of Provincetown, Phase 3-A, as shown by plat appearing of record in Instrument Number 20060824-0104715 a revision of Instrument Number 20060907-

0110570, of the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Angela Ridley, a single individual, by Warranty Deed dated October 7, 2019, from Opendoor Property Trust I, a Delaware statutory trust, of record in 20191008-0102750, Register's Office for Davidson County, Tennessee.

This improved property is known as 5943 Monroe Crossing, Antioch, TN 37013.

To have and to hold, the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and 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 Grantees, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantor and Grantee are the same person.

Angela Ridley

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally appeared before me, Kathryn L Clark, Notary Public, the within named Angela Ridley , Grantor, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My commission expires: 03/17/2029