WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327949 DEEDWARR
09/29/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20250929-0077456

File #25-TC-5052-C

(SEAL) ANGELA LYLES TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/23/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Hardin, Sonya Hardin, Patrick Akin, and Cheryl W. Akin (NAME)	**NEW OWNERS** (NAME)	
5052 Meta Drive (ADDRESS)	**SAME** (ADDRESS)	**161 02 0 165.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	**SAME** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TAYLOR NEUMANN AND KIERSTEN NEUMANN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN HARDIN AND SONYA HARDIN, A MARRIED COUPLE AND PATRICK AKIN AND CHERYL W. AKIN, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on the Plan of SECTION TWO MCMURRAY PLACE, of record in Plat Book 5200, Page 440, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor Neumann and Kiersten Neumann, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20240201-0007249, in the Register's Office of Davidson County, Tennessee, dated January 31, 2024 and recorded on February 01, 2024.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MCMURRAY PLACE, as recorded in Plat Book 5200, Page(s) 440.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5939, Page 231.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **TAYLOR NEUMANN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202509290077454, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **KIERSTEN NEUMANN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202509290077455, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 5052 Meta Drive, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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 the 29th day of September, 2025.

Taylor Neumann by John Bishop, his Attorney in Fact

Kiersten Neumann by John Bishop, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **TAYLOR NEUMANN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **TAYLOR NEUMANN**.

Witness my hand and official seal this **29th** day of **September**, **2025**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KIERSTEN NEUMANN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KIERSTEN NEUMANN**.

Witness my hand and official seal this **29th** day of **September**, **2025**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **09/29/2025** (date of document).

Affiant Signature

09/29/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29th** day of **September**, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

