Karen Johnson Davidson County
Batch# 1347857 DEEDWARR
11/19/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20251119-0092118

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 18th day of November, 2025.

Notary Public
My commission expires: 12/16/2028

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristen Graham 358 Huntington Ridge Dr. Nashville, TN 37211	Lender	161-11-0A 016.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JENNIFER L. WHITELEY, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTEN NICOLE GRAHAM, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Huntington Ridge Townhouses of record in Plat Book4675, Page 9, 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 Jennifer L. Whiteley, a single woman, by deed dated 12/12/2022, from Opendoor Property Trust I, a Delaware Statutory Trust, of record in Instrument No. 20221214-0129434, Register's Office for said County.

The said property was not the marital residence of the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 358 Huntington Ridge Dr., 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

JLW

Witness my hand this the 18th day of November, 2025.

Jennifer L. Whiteley
Signed with Stavvy

Jennifer L. Whiteley

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer L. Whiteley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

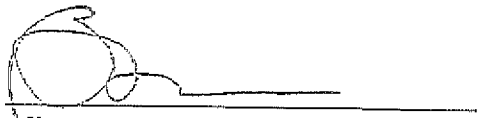
Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Certificate of Authenticity

I, Barbara McGinty, 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 11/18/2025 (date of document).

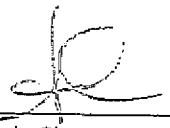


Affiant Signature

Date 11/18/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

