Name and Address of New Owner:
Donald Edward Goedecke and Liana De La Caridad Turro Navarro
1211 Waggoner Drive
Nashville, TN 37214

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch # 1438672 DEEDWARR
06/26/2026 03:16:00 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30
20260626-0058168

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-04-0-174

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, **Holly Peters, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Liana De La Caridad Turro Navarro, An Unmarried Woman, and Donald Edward Goedecke, An Unmarried Man, As Tenants in Common with Rights of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 111-B on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, Page 489 and amended in Plat Book 6250, Page(s) 570 and 571, 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 Holly Peters, a married woman, by Warranty Deed dated July 18, 2023 from Opendoor Property Trust I, a Delaware statutory trust, recorded July 20, 2023 in Instrument No. 20230720-0055990 in the Register's Office.

Grantor is married, however subjext property is not now, nor has ever been, a marital residence and as such is nt subject to any homestead, dower, or other marital interest.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-411

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of June, 2026.

Holly Peters (SEAL)

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

On this 23rd day of June, 2026, before me personally appeared Holly Peters, 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 23rd day of June, 2026.

Kandi Cook
Notary Signature
My commission expires:

KANDI COOK
Notary ID # 125101380
My Commission Expires
October 04, 2029

AFFIDAVIT OF VALUE

STATE OF TEXAS)
)
COUNTY OF Travis)

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 $319,000.00, 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
23rd day of June, 2026.

Kandi Cook
Notary Public
My commission expires: 10.04.2029
File No. 2026-8991-MA

KANDI COOK
Notary ID # 125101380
My Commission Expires
October 04, 2029