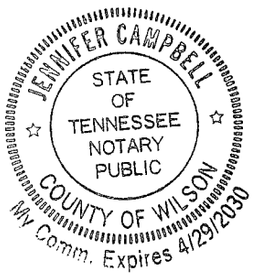
Karen Johnson Davidson County
Batch# 1444667 DEEDWARR
07/10/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260710-0062604

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this the 9th day of July, 2026. Notary Public My commission expires: 4/29/30

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Marco Antonio Suchite Ramirez and Naseem Tina Hasannejad	New Owner	164-03-0A-026.00-CO
2208 Postings Point		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM PRICE MCGINNIS, JR. AND ZOE JACKSON MCGINNIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCO ANTONIO SUCHITE RAMIREZ, AND NASEEM TINA HASANNEJAD, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being more particularly described as Lot 26, as shown and further described on the Final Plat of Rolling Hills Subdivision of record at Instrument Number. 20161109-0118395 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William Price McGinnis, Jr and Zoe Jackson McGinnis, husband and wife, as joint tenants with full rights of survivorship by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust of record in Instrument No. 20230426-0030750 Register's Office for Davidson County, Tennessee, dated April 24, 2023 and recorded on April 26, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2208 Postings Point, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2026.

William Price McGinnis, Jr.

Zoe Jackson McGinnis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Price McGinnis, Jr. and Zoe Jackson McGinnis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-9-26 (date of document).

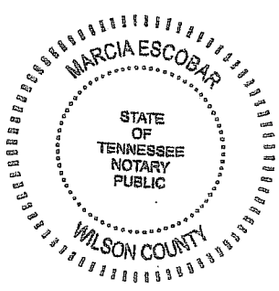
Affiant Signature

7-9-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027