Karen Johnson Davidson County
Batch# 574155 DEEDWARR
02/22/2021 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,107.78
20210222-0020617

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-680

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 2021

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 2631 River Meade Way Nashville, TN 37214	Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	052-13-0B-329.00.CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Mariah D. Mohary, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 13 on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission, of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Asher Stolz and Mariah Stolz, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20050502-0048581 Register's Office for Davidson County, Tennessee, dated April 26, 2005 and recorded on May 02, 2005. (Value of consideration shown in aforementioned deed $123,141.00.)

Being the same property conveyed to Mariah Stolz by Quitclaim Deed from Asher Stolz of record in Instrument No. 20071108-0132043 Register's Office for Davidson County, Tennessee, dated November 08, 2007 and recorded on November 08, 2007. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Mariah Stolz by Quitclaim Deed from Asher Stolz of record in Instrument No. 20071119-0135034 Register's Office for Davidson County, Tennessee, dated November 13, 2007 and recorded on November 19, 2007. Mariah Stolz also known as Mariah D. Mohary.

Being also known as 2631 River Meade Way Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2631 River Meade Way, Nashville, TN 37214

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 11th day of February, 2021.

Mariah D. Mohary

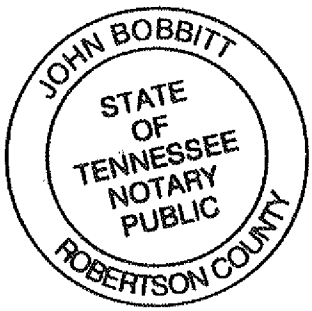
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mariah D. Mohary** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of February, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)



True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

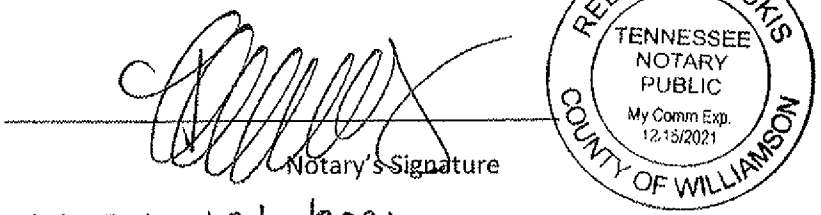


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021