Karen Johnson Davidson County
Batch# 589034 DEEDWARR
03/10/2021 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,033.41
20210310-0031890

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-584

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,300.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON My Comm Exp. 12.15.2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 4452 Winton Drive Antioch, TN 37013	Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	163-02-0-038.00

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,

Roilan Guilarte Montelier, a single man

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 No. 89 on the Plan of Hickory Highland Place, Section 2, Phase 1 of record in Plat at Instrument No. 19991223-0306510 and 19991223-0306511, 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 Roilan Guilarte Montelier by Cash Deed for Tennessee deed from The Secreaty of Housing and Urban Development of record in Instrument No. 20121130-0109775 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on November 30, 2012. As Corrected by Scrivener' s Affidavit recorded on January 10, 2013, recorded in Instrument No. 20130110-0003167.

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: 4452 Winton Drive, Antioch, TN 37013

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 9th day of March, 2021.

Roilan Guilarte Montelier

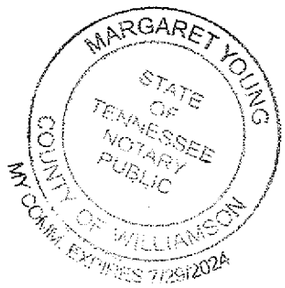
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 9th day of March, 2021.

Notary Public
My Commission Expires: _____

(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