Karen Johnson Davidson County
Batch# 603281 DEEDWARR
03/31/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $785.88
20210331-0042114

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1198

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,400.00

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of March, 2021

Notary Public

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property Trust I<br><br>1345 Bell Road #418<br>Nashville, TN 37013 | Opendoor Property Trust I<br>410 N. Scottsdale Rd, Ste. 1600<br>Tempe, AZ 85281 | 162-12-0B-058.00-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,

**Marshall Stephens Stuart and Jessica Murphy Stuart, husband and wife**

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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Unit 18B, on the Plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime as established in the Master Deed and By Laws establishing the Horizontal Property Regime of Villas of Belle Parke of record in Instrument No. 20020911-0110959 and as amended in Instrument No. 20021025-0130922, Instrument No. 20030515-0066792 and Instrument No. 20040218-0018915, Registers Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto and as shown on the Plan of Final Plat, Villas at Belle Parke, Phase II, of record in an Exhibit to the Amended Master Deed and By Laws of record in Instrument Number 20040218-0018915, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Marshall Stephens Stuart and Jessica Murphy Stuart, Husband and Wife by Warranty deed from Katherine L. Lamb, married, f/k/a Katherine L. Thiesen of record in Instrument No. 20160329-0029240 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 29, 2016.

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: 1345 Bell Road #418, Nashville, 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 26th day of March, 2021.

Marshall Stephens Stuart

Jessica Murphy Stuart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 26th day of March, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

# 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.

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

Notary's Signature

My Commission Expires: 12/15/2021