Karen Johnson Davidson County
Batch# 604714 DEEDWARR
04/01/2021 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20210401-0042843

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1859

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
3/15/2025
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property Trust I<br><br>5600 Country Drive Apt 169<br>Nashville, TN 37211 | Opendoor Property Trust I<br>410 N. Scottsdale Rd, Ste. 1600<br>Tempe, AZ 85281 | 162-09-0B-082.00-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,

**Marilyn K. Bennett, unmarried**

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 condominium apartment in Davidson County, TN, described as Unit No. 169 of Hickory Valley Condominiums, Phase III, Revised a Condominium, a Horizontal Property Regime, located on Country Drive, Nashville, TN, as shown on the plat of Hickory Valley Condominiums, Phase III, Revised, Condominium apartments, recorded in Book 5050, Page 94 and Book 5200, Page 110, said Register's Office, and described in a Master Deed recorded in Book 4918, Page 116 as amended in Book 4958, Page 346, said Register's Office, to which reference is hereby made, The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, Phase III, Revised Condominium Apartments contained in the Master Deed recorded in Book 4918, Page 116 as amended in Book 4958, Page 346, and By-Law appended thereto. Register's Office for Davidson County, TN, arc incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marilyn K. Bennett, unmarried by Warranty Deed from Lynn Burgess Sanders and Bruce Edwin Sander, as the sole heirs at law of Ruth Whitus Burgess and Lynn Burgess Sander as Administratrix of the Estate of Ruth Whitus Burgess of record in Instrument No. 200604190044790 Register's Office for Davidson County, Tennessee, dated April 13, 2006 and recorded on April 19, 2006.

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: 5600 Country Drive Apt 169, Nashville, TN 37211

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 30th day of March, 2021.

Marilyn K. Bennett

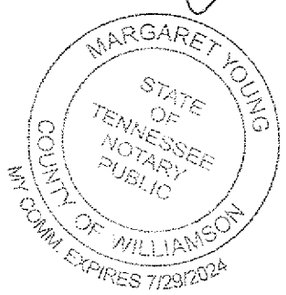
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn K. Bennett** 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 Brentwood, Tennessee this 30th 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