Karen Johnson Davidson County
Batch# 631966 DEEDWARR
05/10/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,185.11
20210510-0062162

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1850

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4 day of May, 2021

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property Trust I<br><br>8913 Sawyer Brown Road<br>Nashville, TN 37221 | Opendoor Property Trust I<br>410 N. Scottsdale Rd, Ste. 1600<br>Tempe, AZ 85281 | 142-09-0H-046.00-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, **Mitchell Hunt Murphy and Meghan Lane Turnington, Heirs at Law of Peggy H. Murphy** 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 located in Davidson County, Tennessee, being Unit No. 8913, together with the carport designated No. 8913-c in River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing River Plantation, Section IX, Phase II-E, a Condominium, a Horizontal Property Regime of record in Deed Book 482, Page 397 as amended in Deed Book 8061, Page 341 and further described in annexation document of record in Book 9053, Page 256, and further amended in Instrument No. 20041124-0140994 and Plan of Section IX, Phase II-E, of record in Plat Book 7900, Pages 583 and 584, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Glynn D. Murphy and wife, Peggy H. Murphy by Warranty Deed from Baury and Smith Contractors, Inc of record in Book 9406, Page 16, Register's Office for Davidson County, Tennessee, dated July 12, 1994 and recorded on July 13, 1994.

Glynn D. Murphy became deceased on September 21, 2003, leaving Peggy H. Murphy the surviving spouse by and through tenants by the entirety. Peggy H. Murphy became deceased on May 4, 2020, leaving as sole heirs Mitchell Hunt Murphy and Meghan Lane Turnington.

Being also known as 8913 Sawyer Brown Road Nashville, Tennessee 37221.

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: 8913 Sawyer Brown Road, Nashville, TN 37221

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 4th day of May, 2021.

Mitchell Hunt Murphy, Heir at Law

Meghan Lane Turnington, Heir at Law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mitchell Hunt Murphy, Meghan Lane Turnington** 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 4th day of May, 2021.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

Notary Public
My Commission Expires: _____

# 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