Karen Johnson Davidson County
Batch# 636658 DEEDWARR
05/14/2021 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,118.51
20210514-0065332

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3119

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,300.00

Affiant

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

Notary Public

Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property J LLC 2400 Pleasant Springs Lane Hermitage, TN 37076	Opendoor Property Trust 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	064-16-0D-148.00-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,

Georgeta Sajelian, unmarried

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

Opendoor Property J LLC, a Delaware limited liability company

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. 296 on the Plan of Section Three, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20011024-0116272, 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 Georgeta Sajelian by Warranty deed from Jack N. Williamson, Jr., married of record in Instrument No. 20041217-0150529 Register's Office for Davidson County, Tennessee, dated December 10, 2004 and recorded on December 17, 2004.

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: 2400 Pleasant Springs Lane, Hermitage, TN 37076

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 May, 2021.

Georgeta Sajelian by Maral Sajelian Venable, her Attorney-In-Fact.

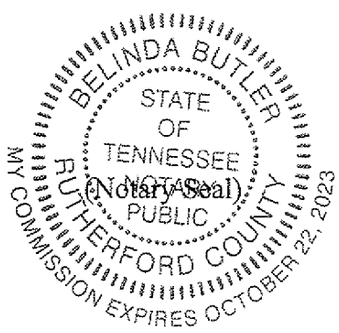
Georgeta Sajelian by Maral Sajelian Venable, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Maral Sajelian Venable as Attorney in Fact for Georgeta Sajelian, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said representative, for the purposes therein contained.

Witness my hand and official seal this 11th day of May, 2021.

Notary Public
My Commission Expires: 10-22-23



(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.

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

Notary's Signature

My Commission Expires: 12/15/2021