Karen Johnson Davidson County
Batch# 637820 DEEDWARR
05/17/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.37
20210517-0066358

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3568

STATE OF TENNESSEE Florida
COUNTY OF Williamson Osceola

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 th day of May, 2021

ERIK RUSCETTE
MY COMMISSION # GG 117150
EXPIRES: July 31, 2021
Bonded Thru Notary Public Underwriters

Notary Public

Commission Expires: 07/31/2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 5513 Vaught Drive Nashville, TN 37209	Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	103-02-0-171.00

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,

Angela M. Haines, married

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. 11 on the Plan of Richland Meadows, Section 5 of record in Plat Book 2330, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 57.5 feet on the North side of Vaught Drive as measured around a slight curve and runs back 191.2 feet on the West line and 182.9 feet on the East line to a dead line in the rear on which it measures 54 feet.

Being the same property conveyed to Angela M. Haines by Warranty Deed from Supreme Anodizing Company, Inc. of record in Instrument No. 20061222-0158640 Register's Office for Davidson County, Tennessee, dated October 05, 2006 and recorded on December 22, 2006. Angela M. Haines having since married Nathaniel Herman Cromwell. Subject property has never been the primary residence of the spouse of Angela M. Haines.

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: 5513 Vaught Drive, Nashville, TN 37209

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 13th day of May, 2021.

Angela M. Haines

STATE OF FLORIDA

COUNTY OF Osceola

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela M. Haines** 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 this 13th day of May, 2021.

Notary Public
My Commission Expires: 7/31/2021

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
ERIK RUSCETTE
MY COMMISSION # GG 117150
EXPIRES: July 31, 2021
Bonded Thru Notary Public Underwriters

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