Karen Johnson Davidson County
Batch# 683558 DEEDWARR
07/26/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210726-0099931

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3965

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of July, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	NEW OWNER	051-01-0-015.00

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,

Christopher Boehm and Cassondra Fischer, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Due West Valley Acres, not of record, described according to a survey made by H.R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 20 and 21; thence with the line between said lots, northerly 549.40 feet; thence easterly 80.37 feet to the corner of Lots Nos. 21 and 22; thence with the line between said lots, southerly 524.86 feet to the north margin of Due West Avenue; thence with the margin of the same westerly 107.27 feet to the beginning.

Being the same property conveyed to Richard N. Gilbert and Eileen Rose Giadone, husband and wife by Warranty deed from Juana Herrera Sanchez of record in Instrument No. 20170510-0046346 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 10, 2017.

Being the same property conveyed to Christopher Boehm by Warranty deed from Richard N. Gilbert and Eileen Rose Giadone, husband and wife of record in Instrument No. 20190228-0018332 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on February 28, 2019. The subject property has never been the primary residence of Jessica Boehm, the spouse of Christopher Boehm. Christopher Boehm and Jessica Boehm having since divorced. Pursuant to the Final Decree of Divorce, Docket No. 19D-1654, in the Third Circuit Court for Davidson County, Tennessee at Nashville. Christopher Boehm having since remarried Cassondra Fischer and she hereby joined in the execution of this instrument for the purpose of conveying marital interest in the subject property.

Being also known as 916 Due West Avenue North Madison, Tennessee 37115.

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: 916 Due West Avenue North, Madison, TN 37115

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 20th day of July, 2021.

Christopher Boehm

Cassondra Fischer

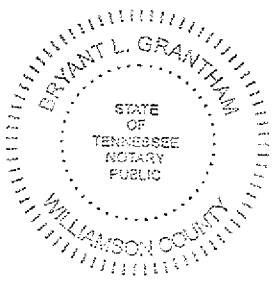
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Boehm and Cassondra Fischer** 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 Hendersonville, Tennessee this 20th day of July, 2021.

Notary Public
My Commission Expires: 6-1-2025

(Notary Seal)



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/20/21.

Affiant Signature

7/21/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/21/21.

Notary's Signature

My Commission Expires:

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