Karen Johnson Davidson County
Batch# 720931 DEEDWARR
09/21/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,126.28
20210921-0126780

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2272

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13TH day of September, 2021

Notary Public

Commission Expires: 9/14/2022

CILIETA B GALLEGO NOTARY PUBLIC STATE OF WISCONSIN

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property Trust I<br>410 N. Scottsdale Rd, Ste. 1600<br>Tempe, AZ 85281 | New Owner | 050-02-0A-114-00-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,

**Christopher Ryan Hegarty and Jenifer Mari Hegarty, a married couple**

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. 114 on the Plan of Final Plat of Belle Arbor PUD, Phase 4 (Formerly known as Victory Village PUD) of record in Plat at Instrument No. 20180503-0042421, 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 Christopher Ryan Hegarty and Jenifer Mari Hegarty, a married couple by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20190225-0016672 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

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: 2512 Solomon Lane, Nashville, TN 37207

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 ~~9th~~ 13th day of September, 2021.

Christopher Ryan Hegarty

Jenifer Mari Hegarty

STATE OF WISCONSIN
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher Ryan Hegarty and Jenifer Mari Hegarty** 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 September, 2021.

CILIETA B GALLEGO NOTARY PUBLIC STATE OF WISCONSIN

Notary Public
My Commission Expires: 9/14/2022

# 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 9/13/21.

Affiant Signature

9/17/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/17/21.

Notary's Signature

My Commission Expires:

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