Karen Johnson Davidson County
Batch# 723131 DEEDWARR
09/24/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20210924-0128380

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5828

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Williamson~~ Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

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

Notary Public

Commission Expires: NOV. 24, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hilario Hernandez Cabanas and Yazmin Reyes Carcamo 5005 Bonnalynn Drive Hermitage, TN 37076	New Owners 5005 BONNALYNN DR HERMITAGE, TN 37076	074-12-0-124.00

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,

Opendoor Property J LLC, a Delaware Limited Liability Company

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

Hilario Hernandez Cabanas and Yazmin Reyes Carcamo

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. 520 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page(s) 1 and 2, 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 Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from David Johnston, single man of record in Instrument No. 20210701-0089324 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 1, 2021.

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: 5005 Bonnalynn Drive, 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 20th day of September, 2021.

Opendoor Property J LLC, a Delaware Limited Liability Company
Judith Unzueta, auth signer

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~WILLIAMSON~~ Maricopa

Judith Unzueta for

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Opendoor Property J LLC** 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~~ Tempe, Arizona this 20th day of September, 2021.

Notary Public
My Commission Expires: Nov. 24, 2024

BREANA RENE SNITKER
Notary Public - Arizona
Maricopa County
Commission # 595096
My Comm. Expires Nov 24, 2024

Certificate of Authenticity

I, Holly A Mason, 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 September 20th, 2021.

Affiant Signature

9/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-22