Karen Johnson Davidson County
Batch# 729958 DEEDWARR
10/04/2021 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20211004-0133352

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6539

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant Kylie Ottney, auth signer

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of September, 2021

Notary Public

Commission Expires: 04/25/2025

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelvin Rodriguez Ticas and Elba Sofia Valladares de Rodriguez 186 Brenda Lane Antioch, TN 37013	New Owner	162-02-0-070.00

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

Kelvin J. Rodriguez Ticas and Elba Sofia Valladares de Rodriguez, husband and wife

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. 110 on the Plan of Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, in the Register's Office for Davidson County, Tennessee.

Said Lot Fronts 70 feet on the Northerly side of Brenda Lane and Extends back 168.9 feet on the Easterly line and 119.1 feet on the Westerly line to a broken line in the rear and measures 118.55 feet.

Being the same property conveyed to Michael Ray Greenfield, an unmarried man, and Stephen Lee Greenfield, an unmarried man by Executor's deed from Michael Ray Greenfield, Executor of the Estate of Allison Greenfield of record in Instrument No. 20180913-0090773 Register's Office for Davidson County, Tennessee, dated September 10, 2018 and recorded on September 13, 2018.

Being the same property conveyed to Michael Ray Greenfield by Quit Claim deed from Stephen Lee Greenfield of record in Instrument No. 20181026-0106159 Register's Office for Davidson County, Tennessee, dated September 16, 2018 and recorded on October 26, 2018.

Being the same property conveyed to Opendoor Property I, LLC, a Delaware Limited Liability Company by Warranty deed from The Estate of Michael Ray Greenfield of record in Instrument No. 20210713-0094126 Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 13, 2021, as Scrivener' s Affidavit recorded on July 26, 2021 and recorded in instrument No. 20210726-0100216.

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: 186 Brenda Lane, Antioch, TN 37013

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 24th day of September, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as ~~Trust Manager~~

By: _____

Name: Kylie Ottney

Title: authn signer

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kylie Ottney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., and that he/she is authorized by Opendoor Labs Inc. to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 24th day of Sept, 2021.

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 25, 2025

_____
Notary Public at Large
My commission expires: 04/25/2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 09/24/2021 (date of document).

Jennifer Russell
Affiant Signature

09/28/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

