Karen Johnson Davidson County
Batch# 743434 DEEDWARR
10/26/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20211026-0143565

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7470

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of October, 2021

Notary Public

Commission Expires: 01-15-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel Carney 4430 S Trace Blvd Old Hickory, TN 37138	New Owner	064 09 0A 029.00

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 Trust I, a Delaware statutory trust

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

Daniel Timothy Carney, unmarried

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:

Being Unit 4430 of Southfork Condominiums Phase Two, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee code Annotated, and as established by a Master Deed for Southfork Condominiums, Phase One, of record in Book 6783, Page 839, said Register's Office, as Amended and made applicable to Phase Two by First amendment to Master Deed of record in Book 6994, Page 447, and further amended in Instrument No. 20020327-0037726, said Register's Office. Said Unit being depicted on the plan of Southfork Condominiums Phase Two, as attached as Exhibit "B" to the aforementioned First amendment to Master Deed, and also being a part of the property shown on the plan of Southfork Section Two, of record in Plat Book 6250, Page 386, said Register's Office, all to which reference is hereby made for a more complete description.

BEING the same property convyed to Kenner L. Wolfe, an unmarried person by Warranty Deed from Stanford McDonald, Jr., a married man, recorded November 15, 2019, as Instrument No. 20191115-0118157 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed to Opendoor Property Trust I by Warranty Deed from Kenner L. Wolfe, unmarried person recorded August 24, 2021, as Instrument No. 20210824-0113960 in Davidson County, Tennessee Register of Deeds.

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: 4430 S Trace Blvd, Old Hickory, TN 37138

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 18th day of October, 2021.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Amy Rodd

Title: auth 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 Amy Rodd, 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 18th day of Oct, 2021.

_____
Notary Public at Large
My commission expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 10/18/2021 (date of document).

Affiant Signature

10/18/2021
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

