Karen Johnson Davidson County
Batch# 771118 DEEDWARR
12/09/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,222.48
20211209-0163426

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5882

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of December, 2021

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06 28/2025
COUNTY OF WILSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Opendoor Property Trust I<br>187 Jacksonian Drive<br>Hermitage, TN 37076 | Opendoor<br>410 N. Scottsdale Rd.<br>Suite 1600<br>Tempe, AZ 85281 | 074-12-0-039.00 |

# 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,

**Bianca Haag, unmarried**

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. 634 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Bianca Haag, a married woman by Warranty deed from David T. Dassau and Lindsay C. Dassau, husband and wife of record in Instrument No. 20190624-0060894 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019. (Value of consideration shown in aforementioned deed $199,900.00.)

Being the same property conveyed to Bianca Haag, unmarried by Quitclaim deed from Aaron J. Haag, unmarried of record in Instrument No. 20201231-0154936 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 31, 2020.

NOTE: Final Decree of Divorce: Bianca L. Haag vs. Aaron J. Haag Civil Action No. 20D1079

Being the same property conveyed to Bianca Haag, unmarried by Quitclaim deed from Aaron J. Haag, unmarried of record in Instrument No. 20201231-0154886 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 31, 2020.

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: 187 Jacksonian 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 1st day of December, 2021.

Bianca Haag

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bianca Haag** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of December, 2021.

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06.28.2025
COUNTY OF WILSON

Notary Public
My Commission Expires: 06/28/2025

# 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 12-1-21.

Affiant Signature

12-7-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-7-21.

Notary's Signature

My Commission Expires:

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