Karen Johnson Davidson County
Batch# 792470 DEEDWARR
01/18/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20220118-0007052

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8913

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 07 day of January, 2022

Notary Public

Commission Expires: 4-25-25

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
Miriam Flores and Erick Carapia Rosas 743 Delaware Avenue Madison, TN 37115	New owner	043-05-0-122.00

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

Miriam Brizendy Flores and Erick Carapia Rosas, wife and husband

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. 21 of Block A on the Map of Cedarcrest Estates, as of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 101 feet on the Westerly side of Delaware Avenue and runs back between parallel lines 191.5 feet to a dead line.

Being the same property conveyed to Antwan Drain, unmarried by Warranty Deed from Janing Vela of record in Instrument No. 20131002-0103476 Register's Office for Davidson County, Tennessee, dated September 28, 2013 and recorded on October 02, 2013.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Antwan Drain, a single man of record in Instrument No. 20211118-0153517 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 18, 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: 743 Delaware Avenue, Madison, TN 37115

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 07th day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Sarah Payne

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 Sarah Payne, 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 07th day of Jan, 2022.

_____
Notary Public at Large
My commission expires: 4-25-25

AMANDA YOUWANES
Notary Public - Arizona
Maricopa County
Commission # 601892
My Comm. Expires Apr 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 1/7/2022 (date of document).

Jennifer Russell
Affiant Signature

1/12/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12 day of January 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

