Karen Johnson Davidson County
Batch# 796492 DEEDWARR
01/28/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20220128-0010212

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5073

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of January, 2022

Notary Public

Commission Expires: 6/24/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Edwards and Amanda Fencyk 5515 Country Drive #43 Nashville, TN 37211	New Owner	162-05-0C-043.00-CO

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

James A. Edwards, unmarried and Amanda Fencyk, unmarried, as tenants in common with right of survivorship

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit: Townhouse No. 43, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Plat Book 4460, Page 27, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to Kathleen Cleary and Meghann Cleary by deed from Therese Sutherland Norris of record in Instrument Number 20051118-0139899 in the Register's Office for Davidson County, Tennessee, dated November 12, 2005. and recorded on November 18, 2005. as Deed of Correction recorded dated December 21, 2011, in Instrument No. 20111221-0099580

Being the same property conveyed to Meghann Cleary, unmarried by Quitclaim deed from Kathleen Cleary Purvis, married formerly known as Kathleen Cleary of record in Instrument No. 20111221-0099581 Register's Office for Davidson County, Tennessee, dated December 02, 2011 and recorded on December 21, 2011.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Meghann Cleary, unmarried of record in Instrument No. 20210421-0053674 Register's Office for Davidson County, Tennessee, dated April 19, 2021 and recorded on April 21, 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: 5515 Country Drive #43, Nashville, TN 37211

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 6th day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Sarah Logh

Title: Auth Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sarah Logh, 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 6th day of Jan, 2022.

_____
Notary Public at Large
My commission expires: 6/24/25

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/6/2022.

Kimberly D Hicks
Affiant
Date: 1/19/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19 day of January, 2022

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON