Karen Johnson Davidson County
Batch# 799291 DEEDWARR
02/02/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20220202-0012308

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8745

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of January, 2022

Notary Public

Commission Expires: 04/25/25

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
Mai Oo and A Sing Seng Ing 5736 Sonoma Trace Nashville, TN 37013	New Owner	173-04-0A-345.00-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 C 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

Mai Oo and A Sing Seng Ing, a married couple

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. 315 on the Plan of Final Plat of Section Four, Oak Highlands, a Planned Unit Development of record in Plat at Instrument No. 20040128-0010661, 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 Letwan Gipson, unmarried by Special Warranty deed from U. S. Bank National Association Successor Trustee to Bank of America, N.A, as successor to LaSalle Bank, N.A., as Trustee for the Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-2 of record in Instrument No. 20140401-0026791 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 01, 2014.

Being the same property conveyed to Opendoor Property C LLC, a Delaware limited liability company by Warranty deed from Letwan Gipson, an unmarried man of record in Instrument No. 20210901-0117604 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on September 01, 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: 5736 Sonoma Trace, Nashville, 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 4th day of January, 2022.

OPENDOOR PROPERTY C LLC, a Delaware Limited Liability Company

By: Opendoor Property Holdco C LLC, its sole member
By: OD Intermediate Holdco C LLC, its sole member
By: Opendoor Labs Inc., its sole member

By: _____

Name: Judith Unzueta

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 Judith Unzueta, 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 signatory** for Opendoor Labs Inc., the sole member for OD Intermediate Holdco C LLC, the sole member for Opendoor Property Holdco C LLC, the sole member of Opendoor Property C, LLC, the within named Seller, a limited liability company, and that as such, executed the foregoing instrument by signing Seller Docs as the authorized signatory for the within named Seller, for the purpose therein contained.

Witness my hand and official seal this 14th day of Jan, 2022.

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

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

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 1/4/2022 (date of document).

Affiant Signature

1/24/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of January, 2022.

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024