Karen Johnson Davidson County
Batch# 804452 DEEDWARR
02/11/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20220211-0016228

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8273

STATE OF AZ
COUNTY OF Maricopa

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

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of January, 2022

Notary Public

Commission Expires: 04-25-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cecilia Gonzalez 712 Bayswater Circle Antioch, TN 37013	New owner	149-02-0A-015.00-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

Cecilia Gonzalez, unmarried woman

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. 15 on the Plan of Piccadily Square, Phase 1 of record in Plat Book 5200, Page (s) 720 through 722, inclusive, 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 Vansy Thammaphinith and husband, Thong Chanh Thammaphinith and Anousith Jonny Phinith, unmarried by Warranty deed from Keith D. Gunn and wife, Pamela D. Gunn of record in Book 9457, page 593, Register's Office for Davidson County, Tennessee, dated September 01, 1994 and recorded on September 06, 1994.

The said Thong Chanh Thammaphinith having since died, leaving Vansy Thammaphinith as surviving tenant by the entirety.

Being the same property conveyed to Vansy Thammaphinith, a married person by Quitclaim deed from Anousith Jonny Phinith, unmarried of record in Instrument No. 20130107-0001841 Register's Office for Davidson County, Tennessee, dated January 02, 2013 and recorded on January 07, 2013. See also Scrivener's Affidavit recorded January 31, 2013 in Instrument No. 20130131-0020293 in the said Register's Office.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Vansy Thammaphinith, an unmarried person of record in Instrument No. 20210909-0120654 Register's Office for Davidson County, Tennessee, dated September 02, 2021 and recorded on September 09, 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: 712 Bayswater Circle, Antioch, 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 27th day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Amy Rodd

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 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 27 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

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rayna Ingram *(custodian's name)*, 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 January 27, 2022 *(date of document)*.

Rayna Ingram
Custodian's Signature

2/1/2022
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 1st day of February, 2022.

Robin Zaleski
Notary Public

MY COMMISSION EXPIRES: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY