Karen Johnson Davidson County
Batch# 806809 DEEDWARR
02/16/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220216-0018040

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-86

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant Darrais Duke, Auth Signer

BECCA SHARP
Notary Public, State of Arizona
Maricopa County
Commission # 612679
My Commission Expires
August 23, 2025

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

Becca Sharp, Notary Public
Notary Public Becca Sharp

Commission Expires: Aug. 24, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abrianna Huffstutler and Nicole Huffstutler 711 Brent Glen Place Nashville, TN 37211	Gardner Financial Services dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	161-05-0B-014.00-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

Abrianna Lee Huffstutler and Nicole Estelle Huffstutler, 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. 14 on the Plan of Revised Plat for Brentwood Glen, a Residential Planned Unit Development of record in Plat Book 7900, Page 189, revising Plat in Book 7900, Page 19, 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 David C. Roberts and Brett Pierce, as joint tenants with a right of survivorship by Warranty deed from Xuanzhi Zhan and Jing Yu of record in Instrument No. 20140821-0076269 Register's Office for Davidson County, Tennessee, dated August 07, 2014 and recorded on August 21, 2014.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from David C. Roberts and Brett Pierce, a married couple of record in Instrument No. 20210827-0116166 Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 27, 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: 711 Brent Glen Place, 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 4th day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Damaris Duke

Name: Damaris Duke

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 Damaris Duke Auth. Signer for Opendoor Prop Trust I 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 4th day of Feb., 2022.

BECCA SHARP
Notary Public, State of Arizona
Maricopa County
Commission # 612679
My Commission Expires
August 23, 2025

Becca Sharp Notary Public
Notary Public at Large
My commission expires: Aug. 23, 2025

Certificate of Authenticity

I, **Nick Harris**, 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 2/4/2022

Affiant Signature

2/4/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of February, 2022.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY