Karen Johnson Davidson County
Batch# 806839 DEEDWARR
02/16/2022 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220216-0018078

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9061

STATE OF AZ
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2022

Notary Public

Commission Expires: 6/24/25

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Girgis Beshay and Youstina Farag 3104 Pony Ridge Way Antioch, TN 37013	New owner	164-10-0A-141.00-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

Girgis Beshay and Youstine Farag, husband and wife

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. 187 on the Plan of Village Three, Summerfield, a Planned Unit Development, as shown on plat of record in Plat at Instrument No. 20001006-0099706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Rodney Hunter Jr., a married man by Warranty deed from Bruce A. Holland, a married man of record in Instrument No. 20140811-0072432 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 11, 2014.

Being the same property conveyed to James Rodney Hunter, Jr., an unmarried man by Quitclaim deed from Stephanie A. Hunter, an unmarried woman of record in Instrument No. 20211110-0150450 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 10, 2021.

Being the same property conveyed to Synergy Investing, LLC, a Georgia limited liability company by Warranty deed from James Rodney Hunter, Jr., an unmarried man of record in Instrument No. 20211110-0150451 Register's Office for Davidson County, Tennessee, dated November 02, 2021 and recorded on November 10, 2021.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Synergy Investing, LLC, a Georgia limited liability company of record in Instrument No. 20211210-0163927 Register's Office for Davidson County, Tennessee, dated December 02, 2021 and recorded on December 10, 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: 3104 Pony Ridge Way, 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 31st day of January, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Judith Urzeta

Title: Auth Signs

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 Urzeta, 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 31 day of Jan, 20 22

_____
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

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/31/22 (date of document).

Connie Taylor
Affiant Signature

2/1/22
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

