Karen Johnson Davidson County
Batch# 808923 DEEDWARR
02/22/2022 10:44:03 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220222-0019777

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-344

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant Amy Rodd Authorized Signer For Opendoor Property Trust I

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of February, 2022

Notary Public

Commission Expires: 10/2/2024

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 589148
My Comm. Expires Oct 2, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark John Sanchez and Isidora Miranda 420 Newton Court Nashville, TN 37209	New Owner	091-13-0-373.00

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

Mark John Sanchez and Isidora Miranda, 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. 6 on the Plan of Final Plat of Summitt Hills Subdivision of record in Plat Book 9700, Page 702, as modified in Instrument No.20120702-0057975 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 Crocco by Warranty Deed from Suzetta A. Mimms, a single person, of record in Instrument No. 20150528-0049014 Register's Office for Davidson County, Tennessee, dated May 27, 2015 and recorded on May 28, 2015.

Being the same property conveyed to David Crocco and Sean Beavan by Quit Claim Deed from David Crocco, of record in Instrument No. 20151113-0115388, Register's Office for Davidson County, Tennessee, dated October 26, 2015 and recorded on November 13, 2015.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from David Crocco, a married man, joined by his spouse Cela G. Scott and Sean Beavan, a married man, joined by his spouse Juliette M. Beavan, of record in Instrument No. 20211115-0151318 Register's Office for Davidson County, Tennessee, dated October 30, 2021 and recorded on November 15, 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: 420 Newton Court, Nashville, TN 37209

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 17 day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Amy Rodd

Title: Authorized Signer

STATE OF Arizona
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 17 day of February, 2022.

_____
Notary Public at Large
My commission expires: 10/2/2024

ERIC BONGIORNO
Notary Public - Arizona
Maricopa County
Commission # 589148
My Comm. Expires Oct 2, 2024