Karen Johnson Davidson County
Batch# 824603 DEEDWARR
03/18/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220318-0031562

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-665

STATE OF AZ
COUNTY OF MARICOPA

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Damaris Duke
Affiant

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of February, 2022

Notary Public

Commission Expires: 05/11/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maria Del Carmen Hernandez 3812 Creekside Drive Nashville, TN 37211	New Owner	148-10-0-107.00

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

Maria D Hernandez Duran, single

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

LAND in Davidson County, Tennessee, being Lot No. 60, on the plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

SAID Lot No. 60 fronts 87.58 feet on the West side of Creekside Drive and runs back 263.13 feet on the North line and 270.57 feet on the South line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to George Herman Kittrell and spouse, Janet Arp Kittrell by Warranty Deed from Margaret Delores Ivy, a single person of record in Book 9364, Page 505, Register's Office for Davidson County, Tennessee, dated May 31, 1994 and recorded on June 2, 1994.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from George Herman Kittrell and spouse Janet Arp Kittrell of record in Instrument No. 20220121-0008154 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on January 21, 2022.

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: 3812 Creekside Drive, 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 25 day of February, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

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, 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 25 day of Feb, 2022.

_____
Notary Public at Large
My commission expires: 05/11/2024

OLLIE IVY, JR
Notary Public
Commission Number 583795
Expires: May 11, 2024
Pinal County

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-25, 2022.

Affiant
Date: March 10, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 10 day of March 2022.

Notary Public

My Commission Expires: 11/15/2025

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY