Karen Johnson Davidson County
Batch# 825325 DEEDWARR
03/21/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,534.76
20220321-0032116

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Opendoor Property Trust I, a Delaware statutory trust	Opendoor Property Trust I, a Delaware statutory trust	Parcel ID: 173 04 0A 045.00
(NAME) 410N N. Scottsdale Road, Suite 1600	(NAME) 410 N. Scottsdale Road, Suite 1600	
(ADDRESS) Tempe, AZ 85281	(ADDRESS) Tempe, AZ 85281	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Noha Metry and Sami Magharyious, married to each other**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Opendoor Property Trust I, a Delaware statutory trust**, 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. 45 (erroneously referred to in prior deeds as Unit No. 45) on the Plan of Phase 1 of Oak Highlands, as of record in Plat Book 6900, Pages 432-435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sami Magharyious, by Warranty Deed from Huajun Feng and Yan Fang Li, of record in Instrument No. 20101229-0103233, in the Register's Office of Davidson County, Tennessee, dated December 20, 2010 and recorded on December 29, 2010.

Noha Metry herby signs to conveys any interest they may have, spousal or otherwise, as the spouse of Sami Magharyious.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 201 Ben Alex Court, 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 do 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.

Witness our hands this 9th day of March, 2022

Noha Metry

Sami Magharyious

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Noha Metry and Sami Magharyious, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2022.

Notary Public

My Commission Expires:

(SEAL)

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **March 9, 2022**.

Date

Affiant Signature

03/11/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY