Karen Johnson Davidson County
Batch# 848924 DEEDWARR
05/02/2022 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220502-0050462

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1516

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2022

Notary Public

Commission Expires: May 31, 2025

EVELYN VAZQUEZ
Notary Public - Maricopa County
Commission No. 604581
My Commission Expires
May 31, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rishan T. Desta, Dr. 2143 Burns Street #A Nashville, TN 37216	New Owner	072-11-3Y-001.00-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

Rishan T. Desta, an unmarried woman

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 Unit No. A, together with the appurtenant interest in the common elements, of The Homes as 2143 Burns Street, as shown on the site Plan attached as Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for The Homes at 2143 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190531-0051986, 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 a portion of the same property conveyed to Zabihollah Shahosseini by Warranty deed from D-Cor Development, LLC of record in Instrument No. 20190401-0029135 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 1, 2019.

Being a portion of the same property conveyed to Ali Shahosseini, Trustee of the Zabihollah Shahhosseini Living Trust dated November 24, 2020 by Quitclaim deed from Zabihollah Shahosseini of record in Instrument No. 2020120-80142595 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 8, 2020 and Scriveners Affidavit recorded on December 23, 2020, in Instrument No. 20201223-0152623 and in Instrument No. 20201223-0152848.

Being the same property conveyed to Brian Edward Brostek and Glen Patrick Evans, a married couple by Warranty deed from Ali Shahosseini, Trustee of Zabihollah Shahhosseini Living Trust dated November 24, 2020 of record in Instrument No. 20210226-0024659 Register's Office for Davidson County, Tennessee, dated February 24, 2021 and recorded on February 26, 2021.

Being the same property conveyed to Opendoor Property Trust I, a statutory trust, from Brian Edward Brostek and Glen Patrick Evans, a married couple by Warranty deed dated February 28, 2022 and recorded on March 30, 2022, in Instrument No. 20220330-0036584, in Register's Office for Davidson County, Tennessee.

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: 2143 Burns Street #A, Nashville, TN 37216

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 22nd day of April, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Madeline Valencia

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 Madeline Valencia, 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 22nd day of April, 2022.

EVELYN VAZQUEZ
Notary Public - Maricopa County
Commission No. 604581
My Commission Expires
May 31, 2025

_____
Notary Signature
My commission expires: May 31, 2025

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/22/22

GEORGE E. MUDTER, JR.
Dated 4/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed:

Dated 4/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

