Karen Johnson Davidson County
Batch# 858475 DEEDWARR
05/19/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,263.55
20220519-0057928

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-911

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,500.00

Affiant Sarah Groh Authorized Signer

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 day of April, 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
Hermila Ojeda Pizarro and Manuel Ortega Olvera 187 Jacksonian Drive Hermitage, TN 37076	New Owner	074-12-0-039.00

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

Hermila Ojeda Pizarro and Manuel Ortega Olvera, wife and husband

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. 634 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page(s) 62 and 63, 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 Bianca Haag, a married woman by Warranty deed from David T. Dassau and Lindsay C. Dassau, husband and wife of record in Instrument No. 20190624-0060894 Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on June 24, 2019.

Being the same property conveyed to Bianca Haag, unmarried by Quitclaim deed from Aaron J. Haag, unmarried of record in Instrument No. 20201231-0154886 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 31, 2020.

Being the same property conveyed to Bianca Haag, unmarried by Quitclaim deed from Aaron J. Haag, unmarried of record in Instrument No. 20201231-0154936 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 31, 2020.

NOTE: Final Decree of Divorce: Bianca L. Haag vs. Aaron J. Haag Civil Action No. 20D1079

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty deed from Bianca Haag, unmarried of record in Instrument No.

20211209-0163426 Register's Office for Davidson County, Tennessee, dated December 01, 2021 and recorded on December 09, 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: 187 Jacksonian Drive, Hermitage, TN 37076

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 21 day of April, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Sarah Groh

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 Sarah Groh, 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 21 day of April, 20 22.

_____

Notary Signature

My commission expires: 10/2/2024

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

WARRANTY DEED

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 4/21/22 (date of document).

Affiant Signature

5/11/22
Date

State of Tennessee

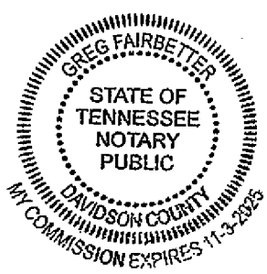
County of Davidson

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212