Karen Johnson Davidson County
Batch# 918352 DEEDQC
09/19/2022 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220919-0104104

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 19th day of September, 2022.

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
SOAM Investments, LLC 513 Cold Stream Place Nashville, TN 37221	Same	155-07-0B-009.00-CO

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Sonia Milagros Andrade Mattos and Luis Enrique Sifuentes Olaechea, wife and husband,** Grantors, hereby quitclaim and convey all of their undivided right, title, and interest in the hereinafter described property to **SOAM Investments, LLC,** Grantee. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of The Plan of Poplar Creek Estates, Phase V, Section "A" Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, Page 390, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Sonia Milagros Andrade Mattos and Luis Enrique Sifuentes Olaechea, wife and husband, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, dated April 12, 2021, of record as Instrument 20210415-0050713, Register's Office for Davidson County, Tennessee.

Said property having the street address of 513 Cold Stream Place, Nashville, TN 37221.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantors make no warranties as to the state of the title to the property but acquits any claim that Grantors have to said property and for that purpose thereof, make this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of September, 2022.

Sonia Milagros Andrade Mattos

Luis Enrique Sifuentes Olaechea

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sonia Milagros Andrade Mattos and Luis Enrique Sifuentes Olaechea, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 19th day of September, 2022.

Taylor Hubbard
Notary Public

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

My Commission Expires:_____

Tennessee Certification of Electronic Document

I, Russell J. McCann, 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 9/19/2022 (date of document).

Affiant Signature

9/19/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of September, 2022.

Taylor Hubbard
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON