Karen Johnson Davidson County
Batch# 923867 DEEDWARR
09/30/2022 11:48:58 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20220930-0108111

Return to:
Nashville, TN 37212
File No. 0M-TAC-22269

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2455

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of September, 2022

Notary Public

Commission Expires: 05/05/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Orillion 269 Clovernook Drive Nashville, TN 37210	New owner	094 12 0 059.00

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

Nathan Orillion

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. 13 on the Map of Clover Nook Subdivision, as of record in book 2900, Page 51 and 52, Register's Office for said County.

Beginning at a point in the Easterly margin of Clovernook Drive, the common front corner of Lot Nos. 13 and 14 on said plan; thence along Easterly margin of said Clovernook Drive in a Northerly direction 135.4 feet to a concrete monument, the beginning of a curve; thence around said curve 36.79 feet to a concrete monument in the Southerly margin of Ivywood Drive; thence along the Southerly margin of Ivywood Drive in an Easterly direction 164 feet to a point, the common front corners of Lots 12 and 13 in a Southerly direction 146.5 feet to a concrete monument, the common rear corners of Lots 12, 13 and 14 on said Plan 118.5 feet to the point of beginning.

BEING the same property conveyed by Warranty Deed from Mitzi Mae Cheek, formerly Mitzi Cheek Warf to Clyde B. Wilson, Jr., et ux Georgia J. Wilson, recorded March 14, 1979, as Book 5405 Page 374 in Davidson County, Tennessee Register of Deeds.

BEING <a portion of> the same property conveyed by Quit Claim Deed from Clyde B. Wilson, Jr. to Georgia Tague (formerly known as Georgia J. Wilson), recorded January 22, 1997, as Book 10325 Page 847 in Davidson County, Tennessee Register of Deeds.

BEING <a portion of> the same property conveyed by Warranty Deed from Georgia Tague, an unmarried woman to Opendoor Property Trust I, a Delaware statutory trust, recorded April 7, 2022, as Instrument No. 20220407-0040458 in Davidson County, Tennessee Register of Deeds.

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: 269 Clovernook Drive, Nashville, TN 37210

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 23rd day of September, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kylie Ottney

Title: Authorized Signatory

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 Kylie Ottney, 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., as the certified Trust Manager for Opendoor Property Trusts I, and that he/she is authorized by Opendoor Property Trusts I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 23rd day of September, 2022.

_____
Notary Public at Large
My commission expires: July 12th 2025

SARA WILSON
Notary Public - Maricopa County
Commission No. 607858
My Commission Expires
July 12, 2025