Karen Johnson Davidson County
Batch# 957181 DEEDWARR
01/03/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20230103-0000350

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5594

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $478,000.00

Affiant

KIMBERLY A. VAZQUEZ
Notary Public - Maricopa County
Commission No. 564984
My Commission Expires
05/31/2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2022 by Daniel Williams Authsignerof Opendoor.

Notary Public

Commission Expires: 05/31/2023

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Delia Bacso<br>2617 Thicket Ridge Court<br>Hermitage, TN 37076 | JPMorgan Chase Bank<br>700 Kansas Ln.<br>Monroe, LA 71203 | 097-02-0A-350.00-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

**Delia Bacso, a married 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 Lot No. 350 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C of record in Plat at Instrument No. 20130702-0068170, 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 Madison N. Fenzel, a single man, by Warranty Deed from Bryson Anderson and Melanie Anderson, husband and wife, of record in Instrument No. 20181221-0124470, Register's Office for Davidson County, Tennessee, dated December 10, 2018 and recorded on December 21, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Madison N. Fenzel and Malaika Dahn, wife and husband, of record in Instrument No. 20220721-0083507, Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 21, 2022.

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: 2617 Thicket Ridge Court, 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 29th day of December, 2022.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Daniel Williams

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 Daniel Williams, Auth. Signatory, 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 Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 29th day of December, 2022

KIMBERLY A. VAZQUEZ
Notary Public - Maricopa County
Commission No. 564984
My Commission Expires
05/31/2023

_____
Notary Public at Large
My commission expires: 05/31/2023

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 12/29/22 (date of document).

Affiant Signature

1/3/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3 day of Jan., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County