Karen Johnson Davidson County
Batch# 984855 DEEDWARR
03/27/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20230327-0022185

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1302

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of March, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I, a Delaware statutory trust 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	Opendoor Property Trust I, a Delaware statutory trust 410 N. Scottsdale Rd, Ste. 1600 Tempe, AZ 85281	136-15-0A-042.00-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,

Alicia Y. Darden and Michael E. Darden, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory trust

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. 42, PUD Boundary and Final Plat, Watercrest Townhomes, Phase 1, a Horizontal Property Regime, (previously described erroneously as Watercrest Townhomes, Phase 1), as shown on Plat of record in Plat Book 8250, Page 888, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alicia Y. Darden and Michael E. Darden, wife and husband by Warranty deed from Cory T. Chapman, unmarried, of record in Instrument No. 20141016-0095546 in the Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 16, 2014. (Value of consideration shown in aforementioned deed $126,000.00.)

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: 3405 Old Anderson Road #310, Nashville, TN 37013

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 24th day of March, 2023.

Alicia Y. Darden

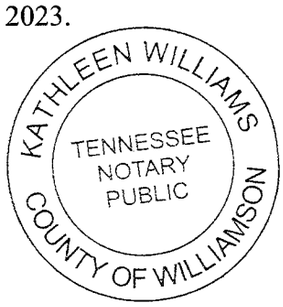
Michael E. Darden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of March, 2023, before me personally appeared Alicia Y Darden and Michael E Darden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

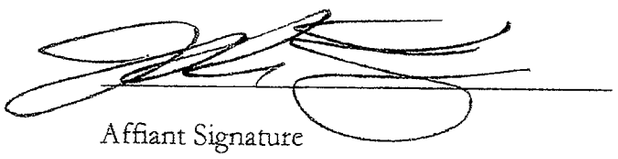
Witness my hand, at office, this 24th day of March, 2023.

Notary Signature
My commission expires: 5-23-23



Certificate of Authenticity

I, Joshua A. Terry, 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 3/24/2023.



Affiant Signature

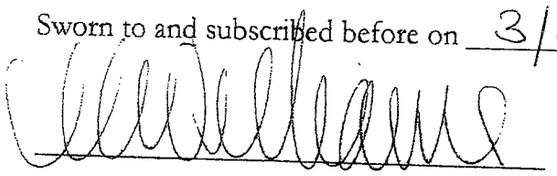
3/27/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/27/2023.



Notary Public



My Commission Expires: 5.23.23