Karen Johnson Davidson County
Batch# 992987 DEEDWARR
04/18/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230418-0028229

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1368

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of April, 2023

Notary Public

Commission Expires: 5.14.25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ramon Alfredo Blanco Yanez and Maira Munoz Fernandez 102 Northcrest Commons Circle Nashville, TN 37211	new owner	147 12 0A 102.00

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

Ramon Alfredo Blanco Yanez and Maira Munoz Fernandez, husband and wife

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. 102 on the Plan of Northcrest Commons, a Horizontal Property Regime with Private Elements as described in Exhibit 'A' to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835, as amended in Instrument No. 20040722-0087737, Instrument No. 20050228-0021538, Instrument No. 20060628-0077585, Instrument No. 20121113-0104425, Instrument No. 20170714-0071121, Instrument No. 20170714-0071122 and Instrument No. 20170124-0007624, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units, together with any interest in common area.

BEING the same property conveyed by Warranty Deed from Danielle M. Robinson, an unmarried woman to Naomi Van Winkle, a married woman, recorded April 19, 2018, as Instrument No. 20180419-0037083 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Naomi Van Winkle, joined by her husband to Opendoor Property Trust I, a Delaware statutory trust, recorded August 22, 2022, as Instrument No. 20220822-0094625 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: 102 Northcrest Commons Circle, Nashville, TN 37211

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 13th day of April, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: _____

Name: Aimee Lavelle

Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Aimee Lavelle, 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 14 day of April, 2023.

_____
Notary Public at Large
My commission expires: 12/12/2024

OFFICIAL SEAL
JACOB CHERNEY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 594988
My Comm. Expires DEC. 12, 2024

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 April 13, 2023.

Affiant
Date: April 17, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17th day of April 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY