Karen Johnson Davidson County
Batch# 997914 DEEDWARR
05/01/2023 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20230501-0031899

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-29765-RR

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1067

STATE OF TENNESSEE AZ
COUNTY OF Williamson Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00

Affiant

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

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

Notary Public
Commission Expires: 8-1-23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Guillermo Larrea Rios and Adaline Miranda 4271 Samoa Drive Hermitage, TN 37076	New Owner	075-06-0-072

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

Guillermo Larrea Rios and Adaline Miranda, 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 Lot No. 305 on the Plan of Hermitage Estates, Section II, as of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 305 Fronts 77.18 feet on the southeasterly margin of Samoa Drive and runs back between lines measuring 139.0 feet on the southwesterly line and 138.65 feet on the northeasterly line to a dead line in the rear measuring 101.42 feet

Being the same property conveyed to Arthur V. Cullen and wife Joan E. Cullen by Warranty deed from A. H. Johnson and wife Malvin Johnson of record in Book 4144, page 415, Register's Office for Davidson County, Tennessee, dated June 21, 1967 and recorded on June 22, 1967. (Value or consideration shown in aforementioned deed $2,713.00.) The said Arthur V. Cullen died on or about May 8, 2002, leaving Joan E. Cullen as the surviving Tenant by the entirety. The said Joan E. Cullen having since died on December 16, 2021 with her estate being probated in Davidson County under Case # 22P122.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust from Melinda Sue O'Meara, joined by her spouse John Charles O'Meara of record in Instrument No. 20220420-0045762, Register's Office for Davidson County, Tennessee, dated 3/11/2022 and recorded on 4/20/2022.

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: 4271 Samoa Drive, 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 25th day of April, 2023.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager
By: Villarreal
Name: Shanece Villanueva
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 Shanece Villanueva 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 this 24 day of April, 2023.

Notary Signature
My commission expires: 8-1-23

MARIAH HOWELL
Notary Public, State of Arizona
Maricopa County
Commission # 567691
My Commission Expires
August 01, 2023

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/28/23.

MF

Affiant Signature

5/1/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of May, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

SONIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires